City of South Fulton, Georgia

Agenda

City Council Regular Meeting

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

The Honorable Carmalitha Gumbs, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Aaron V. Johnson, District 2
(Vacant), District 3
The Honorable Jaceey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Tuesday, April 28, 2026 **7:00 PM** **City Hall**

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:
To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

Live-stream:	**Public Meeting Portal (CivicClerk):** https://southfultonga.portal.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

I. Meeting Called to Order - Mayor Carmalitha Gumbs

II. Roll Call - City Clerk Corey Adams

III. Invocation - City Chaplin

IV. Pledge of Allegiance

V. Adoption of Council Agenda

VI. Approval of City Council Meeting Minutes

A. Request Council Approval of the following City Council Regular Meeting Minutes: April 15, 2026

B. Request Council Approval of the following City Council Work Session Minutes: April 15, 2026

C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: April 15, 2026

VII. Consent Agenda Items

A. Mayor/Council Proclamations for Spreading on the Minutes:

Nancy Metayer Bowen (Councilmember Pritchett)
Rev. Canon Jordan Francis Casson (Councilmember Johnson)
Christian Missionary Baptist Church (Councilmember Williams-Brown)

Clyde King, Sr. (Councilmember Williams-Brown)
National Infertility Awareness Week (Councilmember Williams-Brown)
National Association of Negro Business and Professional Women's Clubs, Inc. (Councilmember Williams-Brown)
Judith May Grooms (Councilmember Pritchett)

B. Grants and Agreements

1. Approval of an agreement (annual renewal) between the City of South Fulton, Georgia, on behalf of the Parks & Recreation Department ("the City"), and the Old National Youth Athletic Association ("the Contractor") for the provision of youth baseball, football, and cheerleading programs at Old National Park, located at 2400 Pleasant Hill Road, South Fulton, GA 30349.

2. Approval of an agreement (annual renewal) between the City of South Fulton, Georgia, on behalf of the Parks and Recreation Department ("City"), and Choose Champions Football Academy FC ("Contractor") for the provision of youth soccer at Sandtown Park, located at 5370 Campbellton Road, South Fulton, GA 30331, and Cliftondale Park, located at 4650 Butner Road, South Fulton, GA 30349

3. Approval of an agreement between the City of South Fulton Parks and Recreation Department ("City") and Next Generation Alliance LLC ("NGA") to collaborate on expanding and enhancing the City's Award-Winning Workforce Academy, specifically the Leaders In Training (LIT) Program, by providing workforce readiness and leadership development opportunities for youth ages 14–17, including job readiness training, resume building, interview skills, and exposure to real-world work environments in a structured, supportive setting.

4. Approval of the annual renewal of a use agreement between Future Seekers ("Tenant"), located at 2410 Quincy Loop, Fairburn, GA 30213, and the City of South Fulton, Georgia, on behalf of the Parks and Recreation Department ("Landlord"), located at 5440 Fulton Industrial Blvd., South Fulton, GA 30336, granting Tenant the right to use the large multipurpose room at Creel Park, 2775 Creel Rd, Atlanta, GA 30349, for the purpose of conducting a summer camp program for youth ages 14–17 during the months of June through July, Monday through Friday from 8:00 a.m. to 6:00 p.m., with any additional events or activities requiring prior written approval from the Landlord and all activities to be conducted in an orderly and safe manner in compliance with all applicable laws and regulations.

5. Services agreement between The Roof Museum ("Service Provider"), located at 1395 South Marietta Parkway SE, Building 200, Suite 203, Marietta, GA 30067, and the City of South Fulton, Georgia ("City"), under which the Service Provider shall provide a seven (7) week workforce development program entitled Raising Georgia's Roof, effective upon the date of signature by the Parties.

C. Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:

- Confirm the Final Plat for 4450 Ridge Road. Located in Council District #4. This Final Plat is for the Split of a 3.14 Acre Parcel into 3 Lots.

D. Request Council Acceptance of a Donation by ID Logistics of a Traeger Grille valued at $500.00 for the Fire Rescue Department (#Fire Station #1)

E. Request Council Approval Of The Following Board Appointments:

Councilmember Johnson appoints Mr. Curtis Forrest to the Parks and Recreation Advisory Board

VIII. Alcohol License, Rezonings, Variance and Modification Cases (For Motion and Vote)

A. Request Council Approval of the City of South Fulton Comprehensive Plan 5-Year Update Resolution

B. Second Read and Request Council Approval of An Ordinance - Case T26-002 To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending Regulations Related To Home-Based Businesses.

Staff Recommendation: Approval
Planning Commission Recommendation: Approval with Conditions

C. Request Council Approval of A Zoning Resolution for Case U26-004: An application by Hai T Nguyen c/o John Dang requesting a Special Use permit to change ownership of an existing nail salon in the MIX (Mixed Use District/Cliftondale Overlay District) at 3220 Butner Road, Suite 136 (Parcel ID: 14F0073 LL0800). City Council District: 2

Staff Recommendation: Approval Conditional
Planning Commission Recommendation: Approval Conditional

D. Second Read and Request Council Considertaion of A Zoning Ordinance for Case Z26-005/ CDP26-002: An application by Delores A. & Robert A West c/o Dani Blumenthal, Gaskins + LeCraw requesting a rezoning from AG-1 (Agricultural/ Old National Highway Overlay District) to CUP (Community Unit Plan/ Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detaches homes on 13.83 acres at 3665 & 0 Jonesboro Road (Parcel ID: 09F130000595413, 09F130000591065 & 09F130000591800). City Council District: 5.

Staff Recommendation:
Z26-005 - Denial
CDP26-002 - Denial

Planning Commission Recommendation
Z26-005 - Denial
CDP26-002 - Denial

IX. Public Comments (Comments regarding Zoning Cases will not be allowed)

Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the forgoing.

X. Council Comments

XI. Agenda Items

A. Administration

1. Second Read and Request Council Approval of An Ordinance To Establish Eligibility Requirements For Members Of City Boards And Commissions And Employees; Amending RES2022-030; To Require Vacation Of Office Upon Qualification As A Candidate For Elected Office (Sponsored by Councilmember Jaceey Sebastian, Co-Sponsored by Councilmember Natasha Williams-Brown)

2. Second Read and Request Council Approval of An Ordinance To Create Chapter 10 (Wine and Tasting Rooms) Of Title 16 (Alcoholic Beverages) Of The Code Of Ordinances, City Of South Fulton, Georgia; To Modify Provisions Affecting The Operation Of Wine And Tasting Rooms (Sponsored by Councilwoman Catherine Rowell)

3. Second Read and Request Council Approval of An Ordinance To Repeal RES2023-060 And ORD2018-032, And Replace With An Ordinance To Regulate The Use Of City Of South Fulton Purchasing And Credit Cards, Enhance Operational Efficiency

4. Second Read and Request Council Approval of An Ordinance To Authorize And Regulate Cigar Lounges In The City Of South Fulton, Georgia; To Establish A Limit Of Five (5) Cigar Lounge Licenses; To Provide For Special Use Permits; To Establish Operational, Health, And Safety Requirements (Sponsors: Councilmembers Rowell, Bell, Williams-Brown, Johnson)

B. First Read Ordinances

1 First Read: Zoning Ordinance for Case Z26-007: An application by Dorothy Crowley requesting a rezoning from R-3 (Single-Family Dwelling District/ Sandtown Overlay District) with conditions to R-3 (Single-Family Dwelling District/ Sandtown Overlay District) to develop 18 single-family units on 13.82 acres at 2210 & 0 Wallace Road Rear (Parcel ID: 14F0105 LL0042 & 14F0094 LL0441). City Council District: 1.

XII. Walk-On Items (if necessary)

XIII. Executive Session

XIV. Adjournment of Meeting

CITY OF SOUTH FULTON, GEORGIA

City Council Regular Meeting
City Hall
Wednesday, April 15, 2026, 7:00 PM

City Council Regular Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 7:43 PM.

II. Roll Call - City Clerk Corey Adams

Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson
Councilmember Jaceey Sebastian
Councilmember Keosha B. Bell - Virtual
Councilmember Linda B. Pritchett
Councilmember Natasha Williams-Brown

Following the roll call by the City Clerk, a quorum was established.

III. Invocation - City Chaplin

City Chaplain gave the invocation, followed by the Pledge of Allegiance.

IV. Pledge of Allegiance

V. Adoption of Council Agenda

Mayor Carmalitha Gumbs approved the Amended Council Agenda by unanimous consent with no objections.

Amendments:

1. D5 **Screening of the Effect of Social Media on Youth Event**
Presented by Mayor Pro Tem Keosha Bell
Date: May 2, 2026
Location: Southwest Arts Center
Time: 11:00 AM - 2:00 PM

2. D2 **The City of South Fulton All-White Legacy Brunch: Celebration of Seniors**
Presented by Council member Aaron V. Johnson (D2) and Mayor Carmalitha Gumbs in partnership with the Department of Parks & Recreation
Date: Friday, May 15, 2026
Location: Welcome All Park
Time: 11:00 AM - 2:00 PM

3. D6 **Teen After Dark Event**
Presented by Council member Williams-Brown
Date: June 12, 2026
Location: Creel Park

4. D4 **Donations for Women's History Month R.E.S.T Event**
Presented by Council member Sebastian
- $2,500 from 9606 Capital
- $1,000 from Whisk Breakfast and Brunch
- $2,500 from Latham Home Sanitation

VI. Approval of City Council Meeting Minutes

Mayor Carmalitha Gumbs approved the City Council Meeting Minutes for March 24, 2026, by unanimous consent with no objections.

A. Request Council Approval of the following City Council Regular Meeting Minutes: March 24, 2026

B. Request Council Approval of the following City Council Work Session Minutes: March 24, 2026

C. Request Council Approval of the following City Council Alcohol and Zoning Public Hearing Minutes: March 24, 2026

VII. Consent Agenda Items

Mayor Carmalitha Gumbs approved the Consent Agenda Section VII: Items A through K unanimously, with no objections.

A. Mayor/Council Proclamations for Spreading on the Minutes:

Isadora Victoria Belle (Mayor Gumbs)
Latiefe Mikell Elliott (Councilmember Pritchett)
Delphine Knaff (Mayor and Full Council)
Jacquelyn H. Barrett-Washington (Mayor and Full Council)

Marsha Still (Mayor and Full Council)
Paulette DeVaughn (Mayor and Full Council)
Dr. Arnita D. Johnson (Mayor and Full Council)
Jennifer C. Thompson (Mayor and Full Council)
Eleanor Kinlaw-Ross (Mayor and Full Council)

B. Request Council approval to accept a donated bullet and stab protective vest for SFPD K9 Tir from Vested Interest in K9s, Inc., valued at approximately $1,800.00.

C. Request Council Approval Of A Resolution Of The City Of South Fulton Recognizing Georgia Cities Week, April 20-25, 2026, And Encouraging All Residents To Support The Celebration And Corresponding Activities.

D. Request Council Approval of An Intergovernmental Agreement Between Fulton County, Georgia, And the City of South Fulton, Georgia For The Provision Of Election Services for the May 19, 2026, Municipal Special Election and the June 16, 2026, Runoff Election, If Necessary. (City Clerk)

E. Request for the City Council to authorize acceptance of a grant award from the Atlanta Fulton County Recreation Authority in the amount of $10,000 to fund the Parks and Recreation Senior Body Sculpting Program; and authorize the execution of all necessary agreements and documentation to implement the funded project. The grant does not require matching funds.

F. Request for the City Council's ratification to accept a FY 26 Governor's Office of Highway Safety (GOHS) grant award, administered by the Georgia Association of Chiefs of Police, in the amount of $22,000 to fund technology equipment for the Police Department; and ratify execution of all necessary agreements and documentation to implement the funded project. The grant does not require matching funds.

G. Request Council Approval of the following donations:

Donation of $500.00 by Randomize Now, Inc. for the Women's History Month R.E.S.T. Event
Donation of $1,000.00 by Douglas Selby for the Women's History Month R.E.S.T. Event
Donation of $2,500.00 by Piper Sandler for the Women's History Month R.E.S.T. Event

H. Request Council Approval of the following event:

D4 Men's Health Month Event, June 6, 2026, at Fire Station #6 (Co-sponsored with State

Representative Lydia Glaize) To replace the previously approved senior event on the same date.

I. The Administration is requesting Council to approve the FY26 Proposed Audit Plan. The proposed plan identifies priority audit and monitoring activities designed to strengthen internal controls, enhance operational efficiency, ensure fiscal accountability, and address identified risk areas across City operations. Adoption of the plan authorizes the Internal Auditor to proceed with the outlined audit activities during Fiscal Year 2026 and to address additional audit concerns as directed by the City Council.

J. Request for the City Council's acceptance of the three grant awards totaling $198,435 from the FY25 State Homeland Security Program (SHSP), administered by the Georgia Emergency Management and Homeland Security Agency and funded by the Federal Emergency Management Agency (FEMA), to strengthen the City's cybersecurity and public safety preparedness and resilience; and authorize execution of all necessary agreements and documentation to implement the funded projects. The grants do not require matching funds, and the award allocation is outlined below.

Fire Rescue Department – $68,196 to purchase search and rescue equipment that will enhance emergency response; Police Department – $60,239 to support the acquisition of specialized equipment that will strengthen SWAT operations; and Information Technology Department – $70,000 to fund advanced cybersecurity training.

K. Request Council Approval Of The Following Board Appointments:

Councilmember Sebastian reappoints Mr. Ron Coleman to the Code Enforcement Board
Councilmember Rowell appoints Ms. Esma Fox to the Public Arts Commission
Councilmember Johnson appoints Ms. Andrea Ward to the Code Enforcement Board
Councilmember Johnson appoints Mrs. Jackie Barrett Washington to the Planning Commission
Councilmember Johnson reappoints Mrs. Peni Webster Lewis to the Veterans Advisory Committee

VIII. Public Comments (Comments regarding Zoning Cases will not be allowed)

Speakers will be granted a total of two (2) minutes each and public comments will not exceed thirty (30) minutes. Speakers will not be allowed to yield or donate their time to other speakers. Speakers must identify themselves and their addresses prior to speaking. Speakers may only address the Presiding Officer, shall observe all rules of decorum. No debate, disrespect or obscenities shall be tolerated. The Presiding Officer shall rule any such individual out of order that fails to comply with the forgoing.

IN PERSON:
Connie Johnson
Mike Johnson

ONLINE: None

IX. Council Comments

X. Agenda Items

Mayor Carmalitha Gumbs approved Agenda Items Section X, Items A.1 through A.2, and B.1 through B.5 by unanimous consent with no objections.

A. Administration

1. Request Council Approval Of A Resolution To Amend The Fiscal Year 2026 Operating And Capital Budget Of The City Of South Fulton, Georgia, By Reallocating Appropriations Between Various Departments And Funds To Align Budgeted Amounts With Actual Revenues And Expenditures, Ensure Compliance With The City's Budgetary Control Policy, And Prohibit Expenditures From Exceeding Available Funding

2. Request Council Approval Of A Resolution Amending The City Of South Fulton Elected Official Vehicle Usage Policy

B. Procurement and Contracts

1. The Procurement Department requests Council approval to utilize a cooperative purchasing agreement for vehicle upfitting and installation of equipment on government furnished vehicles to support operational needs of the General Services Department Fleet Division. The City will piggyback on the State of Georgia Department of Public Safety GSA Schedule Contract GS-07F0152T under the 1122 Procurement Program with Dana Safety Supply, an authorized supplier under the federal and state cooperative purchasing program.

   This cooperative procurement method leverages competitively solicited pricing and terms, reduces procurement cycle time, and ensures compliance with public purchasing requirements without duplicating the solicitation process. Services may include installation of emergency lighting, radios, consoles, partitions, camera systems, radar systems, mobile data terminals, push bumpers, K-9 equipment, and other related vehicle equipment. Purchases and installations will be made on an as-needed basis through individual purchase orders consistent with the cooperative agreement. Total expenditures shall not exceed two million dollars ($2,000,000.00) during the contract term, subject to approved departmental budgets.

   The underlying cooperative contract became effective August 1, 2007 and is currently valid through July 31, 2027.

2. The Procurement Department requests Council approval to utilize a cooperative purchasing agreement for the purchase and delivery of petroleum products to support the General Services Fleet Division. The City will piggyback of State of Georgia Contract No. 99999-001-SPD0000222-0005 with Colonial Oil Industries, Inc. This cooperative method ensures competitive pricing and compliance while reducing procurement time. Funding shall not exceed four hundred thousand dollars ($400,000.00) during the contract term and is subject to approved departmental budgets. The contract is effective December 1, 2024, and expires November 30, 2026.b any renewal, extension, or continued use of Colonial Oil Industries, Inc. shall be contingent upon the State of Georgia renewing or extending the underlying contract and the vendor remaining an authorized contractor under that contract.

3. The Procurement Department requests Council approval to utilize a cooperative purchasing agreement with Fonroche Lighting America under Sorcewell Contract No. 041525-FNR for citywide solar street lighting services, including installation, leasing, and maintenance supporting Public Works and General Services. This approach ensures competitive pricing, compliance, and operational efficiency. Funding shall not exceed three million dollars ($3,000,000.00) per contract year and is subject to approved departmental budgets. The agreement term is one year from execution, with renewal options subject to approval and shall not extend beyond July 22, 2029, consistent with the underlying Sourcewell contract term.

4. The Procurement Department requests Council approval to award RFQ No. 26-10, Senior Homeowner Rehabilitation Program, to Nehemiah to provide rehabilitation services for eligible senior homeowners in accordance with program requirements and City standards. This procurement supports the City's objective of improving housing conditions, protecting vulnerable residents, and delivering rehabilitation services that alight with community development priorities. The agreement shall have an initial term of three years, with one-year renewal options, subject to satisfactory contractor performance, continued program eligibility, legal review, and the availability of appropriate funds. Initial funding is seven hundred thirty-four thousand six hundred thirty-one dollars and zero cents ($734,631.00). The City reserves the right to increase the budget for the agreement through additional sources of funding, subject to approval and the availability of funds.

5. The Procurement Department requests Council approval to amend the existing Public Facilities and Services Inc. IDIQ construction contract awarded under RFP 24-26 by increasing the aggregate contract authority from three million dollars ($3,000,000.00) to eight million five hundred thousand dollars ($8,500,000.00). The Administration also requests approval to execute a project-specific AIA A104-2017 agreement for the Campbell Welcome Center project, in an amount not to exceed the guaranteed maximum price of five million one hundred fifty thousand dollars ($5,150,000.00).

The Campbell Welcome Center project includes renovation, expansion, site improvements, and related utility work necessary to support the facility. The proposed project agreement establishes a construction duration of 335 days. Funding will span Fiscal Year 2026 and Fiscal Year 2027. However, the project is fully funded from the FY 2026 approved capital budget, including $3.5MM approved for the project and $1.615MM of reallocated funds from realized savings from the property acquisition budget. Approval of this item increases contract capacity but does not authorize construction work; such work will remain subject to execution of the project agreement, funding confirmation, and all required approvals.

C. First Read Ordinances

1. First Read: An Ordinance To Establish Eligibility Requirements For Members Of City Boards And Commissions And Employees; Amending RES2022-030; To Require Vacation Of Office Upon Qualification As A Candidate For Elected Office (Sponsored by Councilmember Jaceey Sebastian, Co-Sponsored by Councilmember Natasha Williams-Brown)

FIRST READ.

2. First Read: An Ordinance To Authorize And Regulate Cigar Lounges In The City Of South Fulton, Georgia; To Establish A Limit Of Five (5) Cigar Lounge Licenses; To Provide For Special Use Permits; To Establish Operational, Health, And Safety Requirements (Sponsors: Councilmembers Rowell, Bell, Williams-Brown, Johnson)

FIRST READ.

3. First Read: An Ordinance To Create Chapter 10 (Wine and Tasting Rooms) Of Title 16 (Alcoholic Beverages) Of The Code Of Ordinances, City Of South Fulton, Georgia; To Modify Provisions Affecting The Operation Of Wine And Tasting Rooms (Sponsored by Councilwoman Catherine Rowell)

FIRST READ.

4. First Read: An Ordinance To Repeal RES2023-060 And ORD2018-032, And Replace With An Ordinance To Regulate The Use Of City Of South Fulton Purchasing And Credit Cards, Enhance Operational Efficiency

FIRST READ.

5. First Read: Zoning Ordinance for Case Z26-005/ CDP26-002: An application by Delores A. & Robert A West c/o Dani Blumenthal, Gaskins + LeCraw requesting a rezoning from AG-1 (Agricultural/ Old National Highway Overlay District) to CUP (Community Unit Plan/ Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detaches homes on 13.83 acres at 3665 & 0 Jonesboro Road (Parcel ID: 09F130000595413, 09F130000591065 & 09F130000591800). City Council District: 5.

Staff Recommendation:

Z26-005 - Denial
CDP26-002 - Denial

Planning Commission Recommendation
Z26-005 - Denial
CDP26-002 - Denial

FIRST READ.

XI. Walk-On Items (if necessary)

A. Request Council Approval of the following event:

Mayor Pro Tem Keosha Bell presents Screening of the Effect of Social Media on Youth Event, May 2, 2026, at the Southwest Arts Center from 11 AM - 2 PM

Councilman Aaron V. Johnson (D2), Mayor Carmalitha Gumbs in partnership with the Department of Parks & Recreation present The City of South Fulton All-White Legacy Brunch: Celebration of Seniors - Friday May 15, 2026, 11:00 AM – 2:00 PM at Welcome All Park.

Councilwoman Natasha Williams-Brown presents Teen Park After Dark, June 12, 2026 at Creel Park

Mayor Carmalitha Gumbs approved Section XI, Item A and B by unanimous consent with no objections.

B. Request Council Approval of the following donations:

Donation of $2,500.00 by 9606 Capital for the Women's History Month R.E.S.T. Event
Donation of $1,000.00 by Whisk Breakfast and Brunch for the Women's History Month R.E.S.T. Event
Donation of $2,500.00 by Latham Home Sanitation for the Women's History Month R.E.S.T. Event

XII. Executive Session, if necessary

NO EXECUTIVE SESSION.

XIII. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Regular meeting at 8:29 PM by unanimous consent.

CITY OF SOUTH FULTON, GEORGIA

City Council Work Session
City Hall
Wednesday, April 15, 2026, 4:00 PM

City Council Work Session Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 4:00 PM.

II. Roll Call - City Clerk Corey Adams

Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell
Councilmember Aaron V. Johnson - Arrived at 5:03 PM
Councilmember Jaceey Sebastian
Councilmember Keosha B. Bell - Vitual
Councilmember Linda B. Pritchett
Councilmember Natasha Williams-Brown

Following the roll call by the City Clerk, a quorum was established.

III. City Manager Items - Sharon D. Subadan, City Manager

A. City Manager Monthly Reports (inclusive of the Finance and Public Works Reports)

Presented by Mrs. Sharon Subadan, City Manager.

IV. Presentations

A. 2026 Georgia General Assembly Legislative Session Review - Andrew Long, A.R. Long and Company

Presented by Andrew Long, A. R. Long and Company.

B. Update: Business License Amnesty and Home-Based Businesses Regulations

Presented by Mr. Reginald McClendon, Managing Director of Community Development and Regulatory Affairs.

V. Executive Session, if necessary

NO EXECUTIVE SESSION.

VI. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Work Session meeting at 5:20 PM by unanimous consent.

CITY OF SOUTH FULTON, GEORGIA

Alcohol License and Zoning Public Hearings Special Meeting
City Hall
Wednesday, April 15, 2026, 5:00 PM

Alcohol License and Zoning Public Hearings Special Meeting Minutes

I. Meeting Called to Order - Mayor Carmalitha Gumbs

Mayor Carmalitha Gumbs called the meeting to order at 5:21 PM.

II. Roll Call - City Clerk Corey Adams

Present: Mayor Carmalitha Gumbs
Councilmember Catherine F. Rowell - Virtual
Councilmember Aaron V. Johnson
Councilmember Jaceey Sebastian
Councilmember Keosha B. Bell
Councilmember Linda B. Pritchett
Councilmember Natasha Williams-Brown

Following the roll call by the City Clerk, a quorum was established.

III. Zoning Cases for Deferral

A. Case Z26-007 (Public Hearing): An application by Dorothy Crowley requesting a rezoning from R-3 (SingleFamily Dwelling District/ Sandtown Overlay District) with conditions to R-3 (Single-Family Dwelling District/ Sandtown Overlay District) to develop 18 single-family units on 13.82 acres at 2210 & 0 Wallace Road Rear (Parcel ID: 14F0105 LL0042 & 14F0094 LL0441). City Council District: 1.

Staff Recommendation: Approval with Conditions
Planning Commission: Deferral

Deferral to the April 28, 2026 Zoning Public Hearing

A motion was made to proceed with Case #Z26-007. The motion failed because of lack of votes.

Motion (Approve): Councilmember Pritchett

Second: Councilmember Rowell
(Motion Failed)

Yea:	2 Councilmember Rowell, Councilmember Pritchett
Nay:	4 Councilmember Johnson, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown
Abstain:	0 None
Not Voting:	2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

B. Case Z26-002 (Public Hearing): An application by Mike Lee c/o We Partner Group, LLC. requests a rezoning from AG-1 (Agricultural District) to CUP (Community Unit Plan District) to develop 35 single-family homes on 15 acres at 4700 Welcome All Road (Parcel ID: 09F360001530024). City Council District: 3.

Staff Recommendation: Denial
Planning Commission Recommendation: Approval Conditional

Deferral to the July 14, 2026 Zoning Public Hearing

Speaker: Mike Lee, Owner

A motion was made to defer Case #Z26-002 until the May 12, 2026, Zoning Public Hearing. The motion was approved, 6-0 by unanimous consent without objection.

Motion (Approve): Councilmember Sebastian
Second: Councilmember Rowell
(Motion Passed)

Yea:	6 Councilmember Rowell, Councilmember Johnson, Councilmember Sebastian, Councilmember Bell, Councilmember Williams-Brown, Councilmember Pritchett
Nay:	0 None
Abstain:	0 None
Not Voting:	2 Assistant City Attorney Sara Kelly, City Manager Sharon Subadan

IV. Alcohol Licenses, Rezonings, Variance and Modification Cases (For Presentation and Public Hearing Only)

A. Case U26-004 (Public Hearing): An application by Hai T Nguyen c/o John Dang requesting a Special Use permit to change ownership of an existing nail salon in the MIX (Mixed Use

District/Cliftondale Overlay District) at 3220 Butner Road, Suite 136 (Parcel ID: 14F0073 LL0800). City Council District: 2

Staff Recommendation: Approval Conditional
Planning Commission Recommendation: Approval Conditional

Public Hearing:
Favor: John Dang
Opposition: None

B. Case Z26-005/ CDP26-002 (Public Hearing): An application by Delores A. & Robert A West c/o Dani Blumenthal, Gaskins + LeCraw requesting a rezoning from AG-1 (Agricultural/ Old National Highway Overlay District) to CUP (Community Unit Plan/ Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detaches homes on 13.83 acres at 3665 & 0 Jonesboro Road (Parcel ID: 09F130000595413, 09F130000591065 & 09F130000591800). City Council District: 5.

Staff Recommendation:
Z26-005 - Denial
CDP26-002 - Denial

Planning Commission Recommendation
Z26-005 - Denial
CDP26-002 - Denial

Public Hearing:
Favor: Michelle Macauley
Sheronda Robbins
Opposition:
Alvin Reynolds
Michael Vernable

C. Case T26-002 (Public Hearing): An ordinance to amend the City of South Fulton Zoning Ordinance for the purpose of amending regulations related to home-based businesses; and for other lawful purposes.

Staff Recommendation: Approval
Planning Commission Recommendation: Approval with conditions

Public Hearing:
Favor: Alvin Reynolds
Opposition: None

V. Proclamation Presentations

A. Proclamation Honoring Ms. Joan J. Robinson (Mayor Pro Tem Bell)

PROCLAMATION PRESENTED.

VI. Executive Session, if necessary

Chair Mayor Carmalitha Gumbs recessed for an Executive Session on litigation, personnel, cybersecurity, and real estate at 6:34 PM by unanimous consent.

Chair Mayor Carmalitha Gumbs reconvened the Work Session meeting at 7:42 PM by unanimous consent.

VII. Adjournment of Meeting

Chair Mayor Carmalitha Gumbs adjourned the Alcohol License and Zoning Public Hearing Meeting at 7:43 PM.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Mayor/Council Proclamations for Spreading on the Minutes:

Nancy Metayer Bowen (Councilmember Pritchett)
Rev. Canon Jordan Francis Casson (Councilmember Johnson)
Christian Missionary Baptist Church (Councilmember Williams-Brown)
Clyde King, Sr. (Councilmember Williams-Brown)
National Infertility Awareness Week (Councilmember Williams-Brown)
National Association of Negro Business and Professional Women's Clubs, Inc. (Councilmember Williams-Brown)
Judith May Grooms (Councilmember Pritchett)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____ Date:

,

_____ Date:

William Whitaker, Director

_____ Date:

Wendy Angelety, Management and Budget Manager

_____ Date:

Sharon Subadan, City Manager

_____ Date:

Sara Kelly, Assistant City Attorney

_____ Date:

Corey Adams, City Clerk

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Grants and Agreements

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

_____ Date:

,

_____ Date:

William Whitaker, Director

_____ Date:

Wendy Angelety, Management and Budget Manager

Date:

Sharon Subadan, City Manager

Date:

Sara Kelly, Assistant City Attorney

Date:

Corey Adams, City Clerk

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Parks & Recreation	

REQUESTED ACTION

Approval of an agreement (annual renewal) between the City of South Fulton, Georgia, on behalf of the Parks & Recreation Department ("the City"), and the Old National Youth Athletic Association ("the Contractor") for the provision of youth baseball, football, and cheerleading programs at Old National Park, located at 2400 Pleasant Hill Road, South Fulton, GA 30349.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

Our youth athletic association providers partner with the City of South Fulton Parks and Recreation Department to deliver organized youth sports programs that promote skill development, physical fitness, teamwork, and positive character building in a safe, community-based environment.

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Ternard Turner, Director

Date:

William Whitaker, Director

Date:

Wendy Angelety, Management and Budget Manager

Date:

Sharon Subadan, City Manager

Date:

Sara Kelly, Assistant City Attorney

Date:

Corey Adams, City Clerk

CITY OF SOUTH FULTON PARKS AND RECREATION DEPARTMENT

This agreement is made between the CITY OF SOUTH FULTON, GEORGIA, on behalf of the **Parks & Recreation Department,** herein after referred to as ,**"THE CITY",** and **OLD NATIONAL YOUTH ATHLETIC ASSOCIATION**, herein after referred to as "**THE CONTRACTOR**," for provision of **YOUTH BASEBALL, FOOTBALL** & **CHEERLEADING** at **OLD NATIONAL PARK** located at **2400 PLEASANT HILL ROAD, SOUTH FULTON, GA 30349**.

In consideration of the mutual promises and conditions stated below and in recognition of the CONTRACTOR's role as an independent CONTRACTOR and not as an employee of the CITY, the parties agree as follows:

1.1 Contractor shall perform in accordance with the duties and obligations attached hereto as Exhibit A. The Contractor shall provide the Services (a) in accordance with the terms and subject to the conditions set forth in Exhibit A and this Agreement; (b) using personnel of required skill, experience, and qualifications; (c) in a timely, workmanlike, and professional manner; and (d) in accordance with the highest professional/generally recognized industry standards in Contractor's field; and (e) to the reasonable satisfaction of the City.

1.2 For the sake of clarity, nothing in this Agreement shall be construed to prevent the City from performing for itself or from acquiring from other providers services that are similar to or identical to the Services.

2. Contractor Obligations. Contractor shall:

2.1 See Exhibit A.

3. City Obligations. City shall:

3.1 See Exhibit A.

4. Fees and Expenses.

4.1 Contractor will remit all associated fees to City according to fee schedule in section IV – Fees and Method of Payment of Exhibit A. Any Special Events orchestrated by the Contractor will be subject to the assessed City fees.

5. Intellectual Property.

5.1 Contractor assigns to the City, Contractor's entire right, title, and interest in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Contractor while working for or on behalf of the City, which relate to, is suggested by, or results from matters set out in the Statement of Work and depends on either:

(a) Contractor's knowledge of Confidential Information (as defined in Section 6) it obtains from the City.

(b) The use of City equipment, supplies, facilities, information, or materials.

5.2 Contractor shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the City Contract Manager. Contractor shall, upon request of the City, promptly execute a specific assignment of title to the City and do anything else reasonably necessary to enable the City to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries. It shall be conclusively presumed that any patent applications relating to the Statement of Work, related to trade secrets of the City, or which relate to tasks assigned to Contractor by the City, which Contractor may file within one year after termination of this Agreement, shall belong to the City, and Contractor hereby assigns same to the City, as having been conceived or reduced to practice during the term of this Agreement.

5.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Contractor in the course of performing services for the City, together with any associated copyrights, are works made for hire and the exclusive property of the City. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by Contractor to the City of the ownership of and all rights of copyright in, such items, and the City shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Contractor shall give the City or its designees all assistance reasonably required to perfect such rights.

5.4 If for any reason, including incapacity, the City is unable to secure Contractor's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section 5, or to enforce such rights, Contractor hereby designates the City as Contractor's attorney-in-fact and agent, solely and exclusively to act for and on Contractor's behalf to execute and file such documents with the same legal force and effect as if executed by Contractor and for no other purpose.

6. Confidentiality. All non-public, confidential or proprietary information of City ("Confidential Information"), including, but not limited to, specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts, or rebates disclosed by City to Contractor, whether disclosed orally or

disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential," in connection with this Agreement is confidential, solely for Contractor's use in performing this Agreement and may not be disclosed or copied unless authorized by City in writing. Confidential Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Contractor's breach of this Agreement; (b) is obtained by Contractor on a non-confidential basis from a third-party that was not legally or contractually restricted from disclosing such information; (c) Contractor establishes by documentary evidence, was in Contractor's possession prior to City's disclosure hereunder; or (d) was or is independently developed by Contractor without using any Confidential Information. Upon City's request, Contractor shall promptly return all documents and other materials received from City. City shall be entitled to injunctive relief for any violation of this Section.

7. Term, Termination, and Survival.

7.1 This Agreement shall commence as of the date of last signature, and shall continue thereafter for the period of one year unless sooner terminated pursuant to Sections 7.2 and 7.3. This Agreement may be renewed by mutual written agreement of the Parties.

7.2 City, in its sole discretion, may terminate this Agreement, in whole or in part, at any time without cause, and without liability except for required payment for services rendered, and reimbursement for authorized expenses incurred, prior to the termination date, by providing at least 30 days' prior written notice to Contractor.

7.3 Either Party may terminate this Agreement, effective upon written notice to the other Party (the "Defaulting Party"), if the Defaulting Party:

(a) Materially breaches this Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the Defaulting Party does not cure such breach within 30 days after receipt of written notice of such breach.

(b) Becomes insolvent or admits its inability to pay its debts generally as they become due.

(c) Becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven business days or is not dismissed or vacated within 45 days after filing.

(d) Is dissolved or liquidated or takes any corporate action for such purpose.

(e) Makes a general assignment for the benefit of creditors.

(f) Has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

7.4 Upon expiration or termination of this Agreement for any reason, Contractor shall promptly:

(a) Deliver to City all documents, work product, and other materials, whether or not complete, prepared by or on behalf of Contractor in the course of performing the Services for which City has paid.

(b) Return to City all City-owned property, equipment, or materials in its possession or control.

(c) Remove any Contractor-owned property, equipment, or materials located at City's locations.

(d) Deliver to City, all documents and tangible materials (and any copies) containing, reflecting, incorporating, or based on City's Confidential Information.

(e) Provide reasonable cooperation and assistance to City upon City's written request in transitioning the Services to an alternate service provider.

(f) Permanently delete all of City's Confidential Information from its computer systems.

(g) Certify in writing to City that it has complied with the requirements of this Section 7.4.

7.5 The rights and obligations of the Parties set forth in this 7 and Section 5, Section 6, Section 8, Section 9, Section 10, Section 12, Section 15, Section 23, and any right or obligation of the Parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement, and with respect to Confidential Information that constitutes a trade secret under applicable law, the rights and obligations set forth in Section 6 hereof will survive such termination or expiration of this Agreement until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Contractor or its employees, officers, directors, attorneys, accountants, and financial advisors.

8. Independent Contractor.

8.1 It is understood and acknowledged that the Services which Contractor will provide to City hereunder shall be in the capacity of an independent contractor and not as an employee or agent of the City. Contractor shall control the conditions, time, details, and means by

which Contractor performs the Services. The City shall have the right to inspect the work of Contractor as it progresses solely for the purpose of determining whether the work is completed according to the Statement of Work.

8.2 Contractor has no authority to commit, act for or on behalf of the City, or to bind the City to any obligation or liability.

8.3 Contractor shall not be eligible for and shall not receive any employee benefits from City and shall be solely responsible for the payment of all taxes, FICA, federal and state unemployment insurance contributions, state disability premiums, and all similar taxes and fees relating to the fees earned by Contractor hereunder.

9. Indemnification. Contractor shall indemnify, defend, and hold harmless City and its officers, directors, employees, agents, (collectively, "Indemnified Party") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, fees and the costs of enforcing any right to indemnification under this Agreement, and the cost of pursuing any insurance providers, incurred by Indemnified Party/awarded against Indemnified Party in a final judgment (collectively, "Losses"), relating to/arising out of or resulting from any claim of a third party arising out of or occurring in connection with Contractor's negligence, willful misconduct, or breach of this Agreement. Contractor shall not enter into any settlement without City's or Indemnified Party's prior written consent.

10. Remedies.

10.1 If the Contractor violates any provision of this Agreement, the City shall, in addition to any damages to which it is entitled, be entitled to seek immediate injunctive relief against the Contractor prohibiting further actions inconsistent with the Contractor's obligations under this Agreement.

10.2 In the event Contractor fails to satisfactorily perform any of the Services on a timely basis, the City shall have the right, without prejudice to any other rights or remedies it may have under this Agreement, to take one or more of the following steps:

(a) Suspend Contractor's right and obligation to complete its performance of the Services until such time as the Contractor is able to demonstrate to the City's reasonable satisfaction that it can satisfactorily meet its obligations under this Agreement;

(b) Itself provide and/or engage a replacement service provider to provide any or all of the delayed or unsatisfactory Services;

(c) Assign one or more of its representatives to supervise and work with the Contractor to correct and mitigate the effects of the Contractor's breach;

(d) Withhold payment of any amounts otherwise due to the Contractor in a sufficient amount to set off against any damages caused to the City as a consequence of the Contractor's breach.

10.3 Except for a breach of Section 6, all rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either Party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, in any other agreement between the Parties, or otherwise. Despite the previous sentence, the Parties intend that the Contractor's exclusive remedy for City's payment breach shall be its right to damages equal to its earned but unpaid fees.

11. Compliance with Law. Contractor is in compliance with and shall comply with all applicable laws, regulations, and ordinances. Contractor has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

12. Acceptance. This Agreement, together with any documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties, however, any such document, contract, agreement or exhibit in which the terms and conditions conflict with the terms and conditions of the City's Service Agreement, the City's Service Agreement and its terms and conditions shall govern and control and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral, unless a separate nonconflicting and overriding written contract has been entered into and signed by the Parties. The rights and duties of the Parties shall be subject to and governed by these Terms.

13. Conflicts of Interest. The Contractor covenants that the Contractor presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any

manner or degree with the performance of the Contractor's services hereunder. The Contractor further covenants that in the performance of this Agreement, the Contractor will not employ any person having such an interest

14. Insurance. For the Term of this Agreement, Contractor shall, at its own expense, maintain and carry insurance in full force and effect with financially sound and reputable insurers as specified by the City. Upon City's request, Contractor shall provide City with a certificate of insurance from Contractor's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance shall name City as an additional insured. Contractor shall provide City with 10 days' advance written notice in the event of material change in Contractor's insurance policy. Except where prohibited by law, Contractor shall require its insurer to waive all rights of subrogation against City's insurers and City.

15. Standards of Conduct and Sexual Harassment. Contractor agrees that the Contractor and any of its agents, employees, officials or subcontractors who enter any facility, institution, office or other premise of the City or who come into contact with any employee of the City shall comply with the City's Policies and Procedures relating to Standards of Conduct and Sexual Harassment and shall follow all orders or directives given by City personnel. If the Contractor or any of its agents, employees, officials or subcontractors should be accused of violating any of these policies or procedures or otherwise violating this provision, then the Contractor will allow and assist the City in investigating the charge or accusation. If the charge is established, the Contractor will take appropriate action to sanction the violation and to ensure that there were no further violations. The City may also bar anyone from its premises whom it finds to have violated these policies or procedures or who has otherwise violated this provision.

16. Drug-Free Workplace. The Contractor acknowledges that Contractor is fully aware of the contents and requirements of the Drug-Free Workplace Act, O.C.G.A. §50-24-1, et. seq. (A) The Contractor hereby certifies that he will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of this Agreement and any extensions thereof. (B) The Contractor may be suspended, this Agreement terminated, or the Contractor debarred if it is determined that: (1) the Contractor has made false certification hereinabove; or (2) the Contractor has violated such certification by failure to carry out the requirements of the "Drug-Free Workplace Act".

17. Equal Employment Opportunity. The Contractor agrees to comply with Executive Order No. 11246, as amended and as supplemented by U.S. Department of Labor regulations (41 CFR, Part 60-1, et seq.), which require that the Contractor not

discriminate on the basis of race, creed, color, religion, national origin, sex, or age in the performance of this Agreement. The Contractor further agrees to include the provisions of this paragraph in every contract, subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor.

18. Limitation of Liability. IN NO EVENT, SHALL THE CITY BE LIABLE TO THE CONTRACTOR FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY THE CITY WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE.

19. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "Notice") must be in writing and addressed to the other Party at its address set forth below (or to such other address that the receiving Party may designate from time to time in accordance with this Section). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier, or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 16.

Notice to City: Sara D. E. Kelly, Interim City Attorney
5440 Fulton Industrial Blvd, South Fulton, GA 30336
sara.kelly@cityofsouthfultonga.gov

Notice to Contractor: OLD NATIONAL YOUTH ATHLETIC ASSOCIATION
2400 PLEASANT HILL ROAD, SOUTH FULTON, GA 30349

20. Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

21. Amendments. No amendment modification to this Agreement is effective unless it is in writing and signed by each Party.

22. Waiver. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

23. Assignment. Contractor shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of City which consent shall not be unreasonably withheld. Any purported assignment or delegation in violation of this Section 20 shall be null and void. No assignment or delegation shall relieve the Contractor of any of its obligations hereunder.

24. Successors and Assigns. This Agreement is binding on and inures to the benefit of the Parties and their respective successors and permitted assigns.

25. No Third-Party Beneficiaries. This Agreement benefits solely the Parties and their respective successors and permitted assigns and nothing in this Agreement, express or implied, confers on any third party any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

26. Choice of Law/Forum. This Agreement and all related documents, including all exhibits attached hereto, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of Georgia, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Georgia. Forum shall lie in the Superior Court of Fulton County, Georgia.

27. Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. Notwithstanding anything to the contrary in Agreement, a signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

28. Force Majeure. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such Party's (the

"Impacted Party") failure or delay is caused by or results from the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or action; (e) embargoes or blockades in effect on or after the date of this Agreement; [and] (f) national or regional emergency; and (g) strikes, labor stoppages or slowdowns or other industrial disturbances. Notwithstanding the foregoing, Contractor's financial inability to perform, changes in cost or availability of materials, components or services, market conditions, or supplier actions or contract disputes will not excuse performance by Contractor under this Section 25.

29. Entire Agreement. This Agreement, Statement of Work, exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement between the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

30. Electronic Signature. Pursuant to O.C.G.A. §10-12-7, the Agreement may be executed and delivered by the City by electronic transmission. For purposes of this Agreement, any page signed and transmitted electronically shall be treated as an original document, and the electronic signature of any party thereon, for purposes hereof, shall be considered as an original signature and the document transmitted electronically shall be considered to have the same binding effect as an original signature on an original document.

IN WITNESS WHEREOF, THE PARTIES HAVE DULY EXECUTED THIS CONTRACT AS OF THE DATE SHOWN BELOW:

[SIGNATURES ON FOLLOWING PAGE]

CITY OF SOUTH FULTON

By_____

Name:

Date:

Title:

ATTESTED BY:

_____

Corey Adams, City Clerk

AS APPROVED TO FORM:

_____

Sara D. E. Kelly, Interim City Attorney

OLD NATIONAL YOUTH ATHLETIC ASSOCIATION

By:_____

Name:

Date:

Title:

EXHIBIT A

I. DUTIES OF THE CONTRACTOR:

A. The CONTRACTOR shall conduct **YOUTH BASEBALL, FOOTBALL & CHEERLEADING** at Old National Park, **(2400 PLEASANT HILL ROAD, SOUTH FULTON, GA 30349)**

B. The CONTRACTOR shall be entitled to the use of the listed facilities on the following day (s), date(s), and time (s):

OLD NATIONAL PARK ATHLETIC FIELDS
Youth Baseball Schedule (Provided by Contractor)
March 2nd – May 31st, 2026

Practice Days: Monday thru Thursday, 6:00pm – 9:00pm

Game Day: Saturday: 9:00am – 6:00pm

Youth Football/Cheerleading Schedule (Provided by Contractor)
March 2nd – May 31, 2026 (early conditioning)

Day(s): Sunday, 3:00pm - 5:30pm

June 1 – December 31, 2026 (Regular Season)

Practice Days: Monday – Thursday: 6:00pm – 8:30pm

Game Day: Saturday: 8:00am - 9:00pm

Events and clinics will be conducted during the regular season. Contractor will submit a field use agreement prior to the date of all events.

C. The CONTRACTOR shall use said facility for the **specified sport offered** and no other purpose without the prior written consent of the CITY. An event schedule for the services conducted by the CONTRACTOR shall be provided to the CITY for the terms of this agreement.

D. The CONTRACTOR shall coordinate publicity, flyers, etc., ensuring the recognition of the South Fulton Parks and Recreation Department as a sponsoring agency. All flyers and promotional materials must be submitted to Recreation Athletic Manager or his staff to be forwarded to our Public Affairs Department for approval before distribution.

E. The CONTRACTOR shall include the department seal and logo of the

Parks and Recreation Department on all promotional materials released on or after the endorsement of this agreement.

F. Advanced arrangements-The CONTRACTOR shall coordinate necessary arrangements for program needs with:

a) **Calvin Jones** Telephone: **(470) 345-3577**

b) **Terrence Abrams** Telephone: **(470) 495-2112**

G. Equipment-The CONTRACTOR has had an opportunity to tour the facility and is aware of its condition and equipment available. Any equipment furnished by the CONTRACTOR shall be brought in, installed, and removed at the CONTRACTOR's sole expense. No outside equipment shall be left or stored **in the listed facilities** any longer than **5** days after the scheduled event/program.

H. The CONTRACTOR shall replace any of the CITY'S equipment which is destroyed, stolen, or damaged during the CONTRACTOR's use. The CITY shall not be liable for theft of or damage to the CONTRACTOR's equipment or other personal property.

I. Alteration-The CONTRACTOR shall make no repairs, alterations, or additions to **the listed facilities** and/or grounds without the written permission of the CITY.

1. No signs or other materials may be affixed to any portions of the facilities by nails, tacks, tape or other materials which penetrate, cause paint to be removed from, or otherwise damage the structure or its surfaces.
2. Structures, including tents, are not to be erected nor are vehicles to be parked in areas other than those designated and agreed to by the CITY.

J. The CONTRACTOR agrees to deliver the premises at the expiration of the Contract in as good order and condition as at the beginning of the term of the contract.

K. Except for the regular staff supplied and directed by the CITY and any sub-contracted workers on behalf of the CITY, the CONTRACTOR is responsible for obtaining volunteers and paying for all help needed in connection with this event.

L. All facility/park exits must always remain open during the CONTRACTOR's use.

M. The CONTRACTOR agrees to abide by all ordinances and regulations of the City of South Fulton, and any other governmental laws and regulations applicable to use of said premises; (Exhibit B)

N. Ensure that all program concessions, booths, exhibits, games or activities are set up no later than **1 hour** prior to the scheduled event's opening. All activities are to be completed and all listed above items are to be removed by **the next day**.

O. In the event of inclement weather, pending adverse weather conditions, or any other conditions that may arise that would place the program in jeopardy, the CITY agrees to make the decision whether to postpone or cancel the event. In the event the CITY shall exercise its power as stated in this paragraph, the CITY will provide prior notification to the CONTRACTOR via verbal/phone/email of CITY decision to cancel any program/event.

P. The CONTRACTOR shall provide the following:

a) All volunteer staff must be certified in the City mandated Johnny Tolbert Heat Related Illness Training. On-Site Volunteer Staff must be certified in First Aid, CPR, AED) A list of all coaches and their certification information will be sent to the CITY prior to the start of the season. Failure to achieve this certification will deem volunteer ineligible to operate under the auspices of the CITY.

b) City of South Fulton off Duty Police Officers must be hired as security for games/scrimmages (Minimum of (1) or as suggested by SFPD

c) Provide practice and game schedules prior to season starting. Provide staff and all materials needed to operate the program.

d) Ensure all coaches are certified through NAYS (National Alliance for Youth Sports). A list of all coaches and their certification information must be sent to the CITY prior to the start of the season.

e) Ensure all coaches and volunteers successfully complete a criminal background check through NCSI (National Center for Safety Initiatives). All coaches and volunteers must have an approved background status prior to the start of the season.

f) To abide by and where necessary execute the South Fulton Parks and Recreation Emergency Action Plan (EAP).

g) The contractor will continue to provide all statistical data for youth participants ages 3-16 as requested.

Q. Failure to comply with any provision of this contract will be grounds for cancellation of the contract. The CITY is to give the CONTRACTOR the right to carry out any provisions and a written notice of at least 30 days in advance for cancellation of any contract.

II. LIMITATIONS

A. Customers may not be assessed any fees other than merchandise fees and service fees as advertised by the CONTRACTOR without the approval of the CITY;

B. The CONTRACTOR shall abide by the governing Department of Environmental Health rules for provision of food for the public. **Permit(s) are required.**

C. The CONTRACTOR shall ensure no sales, public demonstrations or other activities are allowed that do not use appropriate concessionaires, vendors, or other Contractors who are under license by CITY. **Special Events and Tournaments must be secured via a Facility Request Form and preapproved through the City Manager's office.**

D. The CONTRACTOR shall not sell, provide, cause or allow alcoholic beverages at the event.

E. The CONTRACTOR shall not transfer or sub-lease this contract to other interested parties.

F. Participating opportunities in all activities conducted by the CONTRACTOR will be available to all participants without regards to race, religion, national origin, sex, or disability.

III. DUTIES OF THE CITY:

The CITY, in consideration of the above, agrees to:

A. Reserve the **ATHLETIC FIELDS** for **OLD NATIONAL YOUTH ATHLETIC ASSOCIATION** under-expressed terms and conditions set forth by this Agreement as follows.

OLD NATIONAL PARK ATHLETIC FIELDS
Youth Baseball Schedule (Provided by Contractor)
March 2nd – May 31st, 2026

Practice Days: Monday thru Thursday, 6:00pm – 9:00pm

Game Day: Saturday: 9:00am – 6:00pm

Youth Football/Cheerleading Schedule (Provided by Contractor)
March 2nd – May 31, 2026 (early conditioning)

Day(s): Sunday, 3:00pm - 5:30pm

June 1 – December 31, 2026 (Regular Season)

Practice Days: Monday – Thursday: 6:00pm – 8:30pm

Game Day: Saturday: 8:00am - 9:00pm

Events and clinics will be conducted during the regular season. Contractor will submit a field use agreement prior to the date of all events.

B. Provide fields and amenities at the beginning of the season. Maintenance and repairs as needed and upon request.

C. Provide the following equipment/entertainment/activities/artist: n/a

D. Ensure the facilities and grounds are clean and safe;

E. Oversee the set-up and dismantling the above equipment.

IV. FEES and METHOD OF PAYMENT:

The Fees assessed for use:

- Athletic Fields: $2,000.00 for season (including practice and games)
- Concession Stand: $250 season (Safe Serve Certification if cooked food is served)
- The CONTRACTOR shall administer payment of half the total balance to the CITY prior to the start of the season. The remaining balance shall be paid to the CITY at the conclusion of the season per the schedule provided.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Parks & Recreation	

REQUESTED ACTION

Approval of an agreement (annual renewal) between the City of South Fulton, Georgia, on behalf of the Parks and Recreation Department ("City"), and Choose Champions Football Academy FC ("Contractor") for the provision of youth soccer at Sandtown Park, located at 5370 Campbellton Road, South Fulton, GA 30331, and Cliftondale Park, located at 4650 Butner Road, South Fulton, GA 30349

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

Our youth athletic association providers partner with the City of South Fulton Parks and Recreation Department to deliver organized youth sports programs that promote skill development, physical fitness, teamwork, and positive character building in a safe, community-based environment.

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Ternard Turner, Director

Date:

William Whitaker, Director

Date:

Wendy Angelety, Management and Budget Manager

Date:

Sharon Subadan, City Manager

Date:

Sara Kelly, Assistant City Attorney

Date:

Corey Adams, City Clerk

SOUTH FULTON PARKS AND RECREATION DEPARTMENT

AN AGREEMENT BETWEEN THE CITY OF SOUTH FULTON, GEORGIA ON BEHALF OF THE **PARKS AND RECREATION DEPARTMENT** (HEREINAFTER "CITY"), AND **CHOOSE CHAMPIONS FOOTBALL ACADEMY FC** (HEREINAFTER "CONTRACTOR"), FOR THE PROVISION OF YOUTH SOCCER AT SANDTOWN PARK LOCATED AT 5370 CAMPBELLTON ROAD, SOUTH FULTON, GA 30331 AND CLIFTONDALE PARK LOCATED AT 4650 BUTNER ROAD SOUTH FULTON, GA 30349.

In consideration of the mutual promises and conditions stated below and in recognition of the CONTRACTOR's role as an independent CONTRACTOR and not as an employee of the CITY, the parties agree as follows:

1. Services.

1.1 Contractor shall perform in accordance with the duties and obligations attached hereto as Exhibit A. The Contractor shall provide the Services (a) in accordance with the terms and subject to the conditions set forth in Exhibit A and this Agreement; (b) using personnel of required skill, experience, and qualifications; (c) in a timely, workmanlike, and professional manner; and (d) in accordance with the highest professional/generally recognized industry standards in Contractor's field; and (e) to the reasonable satisfaction of the City.

1.2 For the sake of clarity, nothing in this Agreement shall be construed to prevent the City from performing for itself or from acquiring from other providers services that are similar to or identical to the Services.

2. Contractor Obligations. Contractor shall:
2.1 See Exhibit A.

3. City Obligations. City shall:

3.1 See Exhibit A.

4. Fees and Expenses.

4.1 There are no fees associated with this Agreement. Any Special Events orchestrated by the Contractor will be subject to the assessed City fees.

5. Intellectual Property.

5.1 Contractor assigns to the City, Contractor's entire right, title, and interest in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Contractor while working for or on behalf of the City, which relate to, is suggested by, or results from matters set out in the Statement of Work and depends on either:

(a) Contractor's knowledge of Confidential Information (as defined in Section 6) it obtains from the City.

(b) The use of City equipment, supplies, facilities, information, or materials.

5.2 Contractor shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the City Contract Manager. Contractor shall, upon request of the City, promptly execute a specific assignment of title to the City and do anything else reasonably necessary to enable the City to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries. It shall be conclusively presumed that any patent applications relating to the Statement of Work, related to trade secrets of the City, or which relate to tasks assigned to Contractor by the City, which Contractor may file within one year after termination of this Agreement, shall belong to the City, and Contractor hereby assigns same to the City, as having been conceived or reduced to practice during the term of this Agreement.

5.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Contractor in the course of performing services for the City, together with any associated copyrights, are works made for hire and the exclusive property of the City. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by Contractor to the City of the ownership of and all rights of copyright in, such items, and the City shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Contractor shall give the City or its designees all assistance reasonably required to perfect such rights.

5.4 If for any reason, including incapacity, the City is unable to secure Contractor's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section 5, or to enforce such rights, Contractor hereby designates the City as Contractor's attorney-in-fact and agent, solely and exclusively to act for and on Contractor’s behalf to execute and file such documents with the same legal force and effect as if executed by Contractor and for no other purpose.

6. Confidentiality. All non-public, confidential or proprietary information of City ("Confidential Information"), including, but not limited to, specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts, or rebates disclosed by City to Contractor, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential," in connection with this Agreement is confidential, solely for Contractor's use in performing this Agreement and may not be disclosed or copied unless authorized by City in writing. Confidential Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Contractor's breach of this Agreement; (b) is obtained by Contractor on a non-confidential basis from a third-party that was not legally or contractually restricted from disclosing such information; (c) Contractor establishes by documentary evidence, was in Contractor's possession prior to City's disclosure hereunder; or (d) was or is independently developed by Contractor without using any Confidential Information. Upon City's request, Contractor shall promptly return all documents and other materials received from City. City shall be entitled to injunctive relief for any violation of this Section.

7. Term, Termination, and Survival.

7.1 This Agreement shall commence as of the Effective Date and shall continue thereafter for the period of one year unless sooner terminated pursuant to Sections 7.2 and 7.3. This Agreement may be renewed by mutual written agreement of the Parties.

7.2 City, in its sole discretion, may terminate this Agreement, in whole or in part, at any time without cause, and without liability except for required payment for services rendered, and reimbursement for authorized expenses incurred, prior to the termination date, by providing at least 30 days' prior written notice to Contractor.

7.3 Either Party may terminate this Agreement, effective upon written notice to the other Party (the "Defaulting Party"), if the Defaulting Party:

(a) Materially breaches this Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the Defaulting Party does not cure such breach within 30 days after receipt of written notice of such breach.

(b) Becomes insolvent or admits its inability to pay its debts generally as they become due.

(c) Becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven business days or is not dismissed or vacated within 45 days after filing.

(d) Is dissolved or liquidated or takes any corporate action for such purpose.

(e) Makes a general assignment for the benefit of creditors.

(f) Has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

7.4 Upon expiration or termination of this Agreement for any reason, Contractor shall promptly:

(a) Deliver to City all documents, work product, and other materials, whether or not complete, prepared by or on behalf of Contractor in the course of performing the Services for which City has paid.

(b) Return to City all City-owned property, equipment, or materials in its possession or control.

(c) Remove any Contractor-owned property, equipment, or materials located at City's locations.

(d) Deliver to City, all documents and tangible materials (and any copies) containing, reflecting, incorporating, or based on City's Confidential Information.

(e) Provide reasonable cooperation and assistance to City upon City's written request in transitioning the Services to an alternate service provider.

(f) Permanently delete all of City's Confidential Information from its computer systems.

(g) Certify in writing to City that it has complied with the requirements of this Section 7.4.

7.5 The rights and obligations of the Parties set forth in this 7 and Section 5, Section 6, Section 8, Section 9, Section 10, Section 12, Section 15, Section 23, and any right or obligation of the Parties in this Agreement which, by its nature, should survive termination or expiration of this

Agreement, will survive any such termination or expiration of this Agreement, and with respect to Confidential Information that constitutes a trade secret under applicable law, the rights and obligations set forth in Section 6 hereof will survive such termination or expiration of this Agreement until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Contractor or its employees, officers, directors, attorneys, accountants, and financial advisors.

8. Independent Contractor.

8.1 It is understood and acknowledged that the Services which Contractor will provide to City hereunder shall be in the capacity of an independent contractor and not as an employee or agent of the City. Contractor shall control the conditions, time, details, and means by which Contractor performs the Services. The City shall have the right to inspect the work of Contractor as it progresses solely for the purpose of determining whether the work is completed according to the Statement of Work.

8.2 Contractor has no authority to commit, act for or on behalf of the City, or to bind the City to any obligation or liability.

8.3 Contractor shall not be eligible for and shall not receive any employee benefits from City and shall be solely responsible for the payment of all taxes, FICA, federal and state unemployment insurance contributions, state disability premiums, and all similar taxes and fees relating to the fees earned by Contractor hereunder.

9. Indemnification. Contractor shall indemnify, defend, and hold harmless City and its officers, directors, employees, agents, (collectively, "Indemnified Party") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, fees and the costs of enforcing any right to indemnification under this Agreement, and the cost of pursuing any insurance providers, incurred by Indemnified Party/awarded against Indemnified Party in a final judgment (collectively, "Losses"), relating to/arising out of or resulting from any claim of a third party arising out of or occurring in connection with Contractor's negligence, willful misconduct, or breach of this Agreement. Contractor shall not enter into any settlement without City's or Indemnified Party's prior written consent.

10. Remedies.

10.1 If the Contractor violates any provision of this Agreement, the City shall, in addition to any damages to which it is entitled, be entitled to seek immediate injunctive relief against the Contractor prohibiting further actions inconsistent with the Contractor's obligations under this Agreement.

10.2 In the event Contractor fails to satisfactorily perform any of the Services on a timely basis, the City shall have the right, without prejudice to any other rights or remedies it may have under this Agreement, to take one or more of the following steps:

(a) Suspend Contractor's right and obligation to complete its performance of the Services until such time as the Contractor is able to demonstrate to the City's reasonable satisfaction that it can satisfactorily meet its obligations under this Agreement;

(b) Itself provide and/or engage a replacement service provider to provide any or all of the delayed or unsatisfactory Services;

(c) Assign one or more of its representatives to supervise and work with the Contractor to correct and mitigate the effects of the Contractor's breach;

(d) Withhold payment of any amounts otherwise due to the Contractor in a sufficient amount to set off against any damages caused to the City as a consequence of the Contractor's breach.

10.3 Except for a breach of Section 6, all rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either Party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, in any other agreement between the Parties, or otherwise. Despite the previous sentence, the Parties intend that the Contractor's exclusive remedy for City's payment breach shall be its right to damages equal to its earned but unpaid fees.

11. Compliance with Law. Contractor is in compliance with and shall comply with all applicable laws, regulations, and ordinances. Contractor has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

12. Acceptance. This Agreement, together with any documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties, however, any such document, contract, agreement or exhibit in which the terms and conditions conflict with the terms and conditions of the City's Service Agreement, the City's Service Agreement and its terms and conditions shall govern and control and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral, unless a separate nonconflicting and overriding written contract has been entered into and signed by the Parties. The rights and duties of the Parties shall be subject to and governed by these Terms.

13. Conflicts of Interest. The Contractor covenants that the Contractor presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the Contractor’s services hereunder. The Contractor further covenants that in the performance of this Agreement, the Contractor will not employ any person having such an interest

14. Insurance. For the Term of this Agreement, Contractor shall, at its own expense, maintain and carry insurance in full force and effect with financially sound and reputable insurers as specified by the City. Upon City's request, Contractor shall provide City with a certificate of insurance from Contractor's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance shall name City as an additional insured. Contractor shall provide City with 10 days' advance written notice in the event of material change in Contractor's insurance policy. Except where prohibited by law, Contractor shall require its insurer to waive all

rights of subrogation against City's insurers and City.

15. Standards of Conduct and Sexual Harassment. Contractor agrees that the Contractor and any of its agents, employees, officials or subcontractors who enter any facility, institution, office or other premise of the City or who come into contact with any employee of the City shall comply with the City's Policies and Procedures relating to Standards of Conduct and Sexual Harassment and shall follow all orders or directives given by City personnel. If the Contractor or any of its agents, employees, officials or subcontractors should be accused of violating any of these policies or procedures or otherwise violating this provision, then the Contractor will allow and assist the City in investigating the charge or accusation. If the charge is established, the Contractor will take appropriate action to sanction the violation and to ensure that there were no further violations. The City may also bar anyone from its premises whom it finds to have violated these policies or procedures or who has otherwise violated this provision.

16. Drug-Free Workplace. The Contractor acknowledges that Contractor is fully aware of the contents and requirements of the Drug-Free Workplace Act, O.C.G.A. §50-24-1, et. seq. (A) The Contractor hereby certifies that he will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of this Agreement and any extensions thereof. (B) The Contractor may be suspended, this Agreement terminated, or the Contractor debarred if it is determined that: (1) the Contractor has made false certification hereinabove; or (2) the Contractor has violated such certification by failure to carry out the requirements of the "Drug-Free Workplace Act".

17. Equal Employment Opportunity. The Contractor agrees to comply with Executive Order No. 11246, as amended and as supplemented by U.S. Department of Labor regulations (41 CFR, Part 60-1, et seq.), which require that the Contractor not discriminate on the basis of race, creed, color, religion, national origin, sex, or age in the performance of this Agreement. The Contractor further agrees to include the provisions of this paragraph in every contract, subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor.

18. Limitation of Liability. IN NO EVENT, SHALL THE CITY BE LIABLE TO THE CONTRACTOR FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY THE CITY WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE.

19. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "Notice") must be in writing and addressed to the other Party at its address set forth below (or to such other address that the receiving Party may designate from time to time in accordance with this Section). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier, or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 16.

Notice to City: Sara D.E. Kelly, Interim City Attorney
5440 Fulton Industrial Blvd, South Fulton, GA 30336
sara.kelly@cityofsouthfultonga.gov

Notice to Contractor: Choose Champions Football Academy FC
4645 Butner Road, South Fulton, GA 30349

20. Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

21. Amendments. No amendment modification to this Agreement is effective unless it is in writing and signed by each Party.

22. Waiver. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

23. Assignment. Contractor shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of City which consent shall not be unreasonably withheld. Any purported assignment or delegation in violation of this Section 20 shall be null and void. No assignment or delegation shall relieve the Contractor of any of its obligations hereunder.

24. Successors and Assigns. This Agreement is binding on and inures to the benefit of the Parties and their respective successors and permitted assigns.

25. No Third-Party Beneficiaries. This Agreement benefits solely the Parties and their respective successors and permitted assigns and nothing in this Agreement, express or implied, confers on any third party any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

26. Choice of Law/Forum. This Agreement and all related documents, including all exhibits attached hereto, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of Georgia, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Georgia. Forum shall lie in the Superior Court of Fulton County, Georgia.

27. Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. Notwithstanding anything to the contrary in Agreement, a signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

28. Force Majeure. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such Party's (the "Impacted Party") failure or delay is caused by or results from the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or action; (e) embargoes or blockades in effect on or after the date of this Agreement; [and] (f) national or regional emergency; and (g) strikes, labor stoppages or slowdowns or other industrial disturbances. Notwithstanding the foregoing, Contractor's financial inability to perform, changes in cost or availability of materials, components or services, market conditions, or supplier actions or contract disputes will not excuse performance by Contractor under this Section 25.

29. Entire Agreement. This Agreement, Statement of Work, exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement between the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

30. Electronic Signature. Pursuant to O.C.G.A. §10-12-7, the Agreement may be executed and delivered by the City by electronic transmission. For purposes of this Agreement, any page signed and transmitted electronically shall be treated as an original document, and the electronic signature of any party thereon, for purposes hereof, shall be considered as an original signature and the document transmitted electronically shall be considered to have the same binding effect as an original signature on an original document.

IN WITNESS WHEREOF, THE PARTIES HAVE DULY EXECUTED THIS CONTRACT AS OF THE DATE SHOWN BELOW:

CITY OF SOUTH FULTON

By_____

Name:

Date:

Title:

ATTESTED BY:

_____

Corey Adams, City Clerk

AS APPROVED TO FORM:

_____

Sara D. E. Kelly, Interim City Attorney

CHOOSE CHAMPIONS FOOTBALL ACADEMY

By_____

Name:

Date:

Title:

EXHIBIT A

DUTIES OF THE CONTRACTOR:

1. The CONTRACTOR shall conduct **YOUTH SOCCER** at Sandtown Park, (5370 Campbellton Rd, South Fulton, GA 30331) and Cliftondale Park, (4650 Butner Road, South Fulton, GA 30349).

2. The CONTRACTOR shall be entitled to the use of the listed facilities on the following day (s), date(s), and time (s):

   SANDTOWN/CLIFTONDALE PARK ATHLETIC FIELDS

   - Youth Spring Schedule (Provided by Contractor)
     - February 2 – July 3, 2026
     - Practice Days: Monday thru Friday, 5:30pm – 9:00pm
     - Game Day: Saturday and Sunday 8:00am – 9:00pm

   - Youth Fall Schedule (Provided by Contractor)
     - August 3 – December 31, 2026
     - Practice Days: Monday thru Friday, 5:30pm – 9:00pm
     - Game Day: Saturday and Sunday 8:00am - 9:00pm

3. The CONTRACTOR shall use said facility for the **specified sport offered** and no other purpose without the prior written consent of the CITY. An event schedule for the services conducted by the CONTRACTOR shall be provided to the CITY for terms of this agreement.

4. The CONTRACTOR shall coordinate publicity, flyers, etc., ensuring the recognition of the South Fulton Parks and Recreation Department as a sponsoring agency. All flyers and promotional materials must be submitted to Recreation Athletic Manager or his staff to be forwarded to our Public Affairs Department for approval before distribution.

5. The CONTRACTOR shall include the department seal and logo of the Parks and Recreation Department on any and all promotional materials released on or after the endorsement of this agreement;

6. Advanced arrangements-The CONTRACTOR shall coordinate necessary arrangements for program needs with:

   a) **Calvin Jones** Telephone: **(470) 345-3577**

b) **Terrence Abrams** Telephone: **(470) 495-2112**

7. Equipment-The CONTRACTOR has had an opportunity to tour the facility and is aware of its condition and equipment available. Any equipment furnished by the CONTRACTOR shall be brought in, installed, and removed at the CONTRACTOR's sole expense. No outside equipment shall be left or stored **in the listed facilities** any longer than **5** days after the scheduled event/program;

8. The CONTRACTOR shall replace any of the CITY'S equipment, which is destroyed, stolen, or damaged during the course of the CONTRACTOR's use. The CITY shall not be liable for theft of or damage to the CONTRACTOR's equipment or other personal property;

9. Alteration-The CONTRACTOR shall make no repairs, alterations, or additions to **the listed facilities** and/or grounds without the written permission of the CITY;

   - No signs or other materials may be affixed to any portions of the facilities by nails, tacks, tape or other materials which penetrate, cause paint to be removed from, or otherwise damage the structure or its surfaces;
   - Structures, including tents, are not to be erected nor are vehicles to be parked in areas other than those designated and agreed to by the CITY;

10. The CONTRACTOR agrees to deliver the premises at the expiration of the Contract in as good order and condition as at the beginning of the term of the contract;

11. Except for the regular staff supplied and directed by the CITY and any sub-contracted workers on behalf of the CITY, the CONTRACTOR is responsible for obtaining volunteers and paying for all help needed in connection with its event.

12. All facility/park exits must remain open at all times during the CONTRACTOR's use;

13. The CONTRACTOR agrees to abide by all ordinances and regulations of the City of South Fulton, and any other governmental laws and regulations applicable to use of said premises; (Exhibit B)

14. Contractor will ensure that all program concessions, booths, exhibits, games or activities are set up no later than **1 hour** prior to the scheduled event's opening. All activities are to be completed and all above listed items are to be removed by **the next day**;

15. In the event inclement weather, pending adverse weather conditions, or any other conditions that may arise that would place the program in jeopardy, the CITY agrees to make the decision whether to postpone or cancel the event. In the event

the CITY shall exercise its power as stated in this paragraph, the CITY will provide prior notification to the CONTRACTOR via verbal/phone/email of CITY decision to cancel any program/event.

16. CONTRACTOR OBLIGATIONS:

1. All volunteer staff must be certified in the City mandated Johnny Tolbert Heat Related Illness Training. On-Site Volunteer Staff must be certified in First Aid, CPR, AED) A list of all coaches and their certification information will be sent to the CITY prior to the start of the season. Failure to achieve this certification will deem volunteer ineligible to operate under the auspices of the CITY.

2. City of South Fulton off Duty Police Officers must be hired as security for games/scrimmages (Minimum of (1) or as suggested by SFPD).

3. Provide practice and game schedules prior to season starting. Provide staff and all materials needed to operate the program.

4. Ensure all coaches are certified through NAYS (National Alliance for Youth Sports). A list of all coaches and their certification information must be sent to the CITY prior to the start of the season.

5. Ensure all coaches and volunteers successfully complete a criminal background check through NCSI (National Center for Safety Initiatives). All coaches and volunteers must have an approved background status prior to the start of the season.

6. To abide by and where necessary execute the South Fulton Parks and Recreation Emergency Action Plan (EAP).

7. The contractor will continue to provide all statistical data for youth participants ages 3-16 as requested.

17. Failure to comply with any provision of this contract will be grounds for cancellation of the contract. The CITY is to give the CONTRACTOR the right to cure any provisions and a written notice of at least 30 days in advance for cancellation of any contract.

LIMITATIONS AND RESTRICTIONS OF CONTRACTOR CONDUCT

1. Customers may not be assessed any fees other than merchandise fees and service fees as advertised by the CONTRACTOR without the approval of the CITY;

2. The CONTRACTOR shall abide by the governing Department of Environmental Health rules for provision of food for the public. **Permit(s) are required.**

3. The CONTRACTOR shall ensure no sales, public demonstrations or other activities are allowed that do not use appropriate concessionaires, vendors, or other Contractors who are under license by CITY; **Special Events and Tournaments must be secured via a Facility Request Form and preapproved thru the City Manger's office.**

4. The CONTRACTOR shall not sell, provide, cause or allow alcoholic beverages at the event.

5. The CONTRACTOR shall not transfer or sub-lease this contract to other interested parties.

6. Participating opportunities in all activities conducted by the CONTRACTOR will be available to all participants without regards to race, religion, national origin, sex, or disability.

DUTIES OF THE CITY:

The CITY, in consideration of the above, agrees to:

1. Reserve the **ATHLETIC FIELDS** for **CHAMPIONS FOOTBALL ACADEMY FC,** under-expressed terms and conditions set forth by this Agreement as follows;

SANDTOWN/CLIFTONDALE PARK ATHLETIC FIELDS

- Youth Spring Schedule (Provided by Contractor)
  - February 2 – July 3, 2026
  - Practice Days: Monday thru Friday, 5:30pm – 9:00pm
  - Game Day: Saturday and Sunday 8:00am – 9:00pm

- Youth Fall Schedule (Provided by Contractor)
  - August 3 – December 31, 2026
  - Practice Days: Monday thru Friday, 5:30pm – 9:00pm
  - Game Day: Saturday and Sunday 8:00am - 9:00pm

2. Provide fields and amenities at the beginning of the season. Maintenance and repairs as needed and upon request.

3. Provide the following equipment/entertainment/activities/artist: n/a

4. Ensure the facilities and grounds are clean and safe.

5. Oversee the set-up and dismantling the above equipment.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Parks & Recreation	

REQUESTED ACTION

Approval of an agreement between the City of South Fulton Parks and Recreation Department ("City") and Next Generation Alliance LLC ("NGA") to collaborate on expanding and enhancing the City's Award-Winning Workforce Academy, specifically the Leaders In Training (LIT) Program, by providing workforce readiness and leadership development opportunities for youth ages 14–17, including job readiness training, resume building, interview skills, and exposure to real-world work environments in a structured, supportive setting.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

Next Generation Alliance LLC is a youth-focused training organization that partners with the City of South Fulton Parks and Recreation Department to provide a job readiness program for youth ages 14–17, preparing participants with workplace and leadership skills so they can be successfully placed into the City's summer camp program as part of its Workforce Academy/LIT pipeline.

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Ternard Turner, Director — Date:

William Whitaker, Director — Date:

Wendy Angelety, Management and Budget Manager — Date:

Sharon Subadan, City Manager — Date:

Sara Kelly, Assistant City Attorney — Date:

Corey Adams, City Clerk

MEMORANDUM OF UNDERSTANDING~~Services Agreement~~

This ~~Service~~ Agreement ("Agreement") is made and entered into by and between the City of South Fulton Parks and Recreation Department (hereinafter referred to as the "City") and Next Generation Alliance LLC, located at 3133 Maple Dr. Ste 240, Atlanta, GA 30305 (hereinafter referred to as "NGA"), collectively referred to as the "Parties."

The purpose of this Agreement is to define the terms, responsibilities, and deliverables for services provided by NGA in partnership with the City to expand and enhance offerings under the Award-Winning Workforce Academy (WFA) umbrella, specifically supporting its Leaders In Training (LIT) Program.

1. Purpose

The purpose of this AGREEMENT is to establish the terms, conditions, and responsibilities for the collaboration between the City and NGA in offering workforce readiness and leadership development opportunities for youth ages 14–17 under the WFA LIT Program. This program provides teens with job readiness training, resume building, and interview skills while exposing them to real-world work environments and leadership expectations in a structured, supportive setting.

2. Scope of Services

Next Generation Alliance LLC will recruit, hire, pay, and provide job training for eligible youth participants between the ages of 14 and 17 enrolled in the LIT Program. Beginning the summer of 2026, the program will employ twelve (12) youth participants. The focus areas of the program will include, but are not limited to:

- Job readiness: workplace expectations, communication, time management, and professional conduct.
- Resume building: creating and updating resumes and basic professional profiles.
- Interview skills: mock interviews, common interview questions, and professional presentation.
- Leadership development: teamwork, problem-solving, and basic supervisory skills appropriate for teens.

3. Program Structure and Training

NGA will design and deliver a structured training and work-based learning experience aligned with WFA standards and best practices for youth employment. Training and placement will include:

- Pre-employment training sessions covering job readiness, workplace safety, and soft skills.
- Placement of youth in LIT roles within City of South Fulton Parks and Recreation facilities and/or partner sites, as agreed upon by the Parties.
- Ongoing coaching and supervision support to help youth succeed in their work assignments.

4. Program Schedule

The LIT Program will operate for six (6) weeks during the summer months. Participants will work four (4) days per week, five (5) hours per day, for a total of twenty (20) hours per week. The specific start and end dates within the summer period, as well as the weekly work schedule, will be confirmed in writing by the Parties prior to each program cycle and will be designed to comply with all applicable labor laws and departmental policies.

5. Roles and Responsibilities

City of South Fulton Parks and Recreation Department shall:

- Provide appropriate program sites, work locations, and staff support for LIT placements.
- Assist with outreach and marketing to ensure teens and families are aware of the opportunity.
- Coordinate registration, intake, and any required City-related documentation for participants.
- Collaborate with NGA to ensure program activities align with WFA and departmental goals.
- Designate a staff liaison to communicate with NGA regarding schedules, performance, and site needs.

Next Generation Youth Summer Alliance shall:

- Recruit, screen, and select youth participants ages 14–17 for the LIT Program in coordination with the City.

- Serve as the employer of record for LIT participants, including hiring, onboarding, and compensation.
- Provide job readiness, resume, interview, and leadership training as outlined in this AGREEMENT .
- Assign youth to appropriate work-based learning sites in collaboration with the City.
- Monitor youth performance, provide coaching and support, and address any performance or conduct issues.
- Track participation, hours worked, and training completion, and provide summary reports to the City and WFA as requested.

6. Compliance with Laws and Polices

Both Parties agree to comply with all applicable federal, state, and local laws, regulations, ordinances, and policies in connection with this AGREEMENT and the LIT Program, including but not limited to employment laws, child labor laws, nondiscrimination requirements, safety requirements, confidentiality obligations, and all applicable City policies and procedures.

7. Insurance Requirements

At all times during the term of this AGREEMENT , NGA shall maintain insurance coverage through insurers licensed to do business in the State of Georgia and with a minimum A.M. Best rating of A-, unless otherwise approved in writing by the City. Georgia public-sector insurance guidance recommends these coverages as baseline minimums for vendor and contractor relationships, subject to adjustment based on risk.

At a minimum, NGA shall maintain the following insurance:

- Commercial General Liability Insurance with limits of not less than $1,000,000 per occurrence, $1,000,000 personal and advertising injury, $2,000,000 general aggregate, and $2,000,000 products/completed operations aggregate.

8. Duration and Termination

This AGREEMENT will be effective as of June 1, 2026, and will remain in effect for a period of one ~~two~~ (1~~2~~) year~~s~~, unless extended by mutual written agreement. Either Party may terminate this AGREEMENT with a thirty (30) day written notice prior to the intended termination date. This AGREEMENT may be renewed by mutual writing agreement of both Parties. ~~may be amended or modified by mutual written agreement of both Parties~~.

9. Funding and Compensation

The City of South Fulton Parks and Recreation Department agrees to pay NGA in accordance with the following schedule:

- Summer of 2026 (June -July): not to exceed thirty-three thousand dollars ($33,000). Covers compensation for 12 participants and administrative cost.
- ~~Summer of 2027(June-July): not to exceed fifty thousand dollars ($50,000).~~
- ~~Covers compensation for 15 participants and administrative cost.~~

NGA will be responsible for administering payroll and all associated employment costs for LIT participants.

10. Evaluation and Reporting

NGA will provide periodic updates and end-of-program summary reports on participant attendance, training completion, and work performance. The City will review program outcomes and provide feedback to guide improvements and future planning. The Parties agree to collaborate on evaluating program effectiveness and making adjustments as needed to better serve youth and community needs.

11. Confidentiality

Both Parties agree to maintain the confidentiality of any proprietary, sensitive, or personally identifiable information obtained through this partnership, including youth participant records, in accordance with applicable laws and City policies.

12. Indemnification and Liability

Each Party agrees to be responsible for its own acts and omissions and those of its officers, employees, and agents and, to the extent permitted by law, to indemnify and hold harmless the other Party from claims arising out of such acts or omissions in connection with this AGREEMENT .

13. Amendments

This AGREEMENT may be amended or modified at any time by mutual written agreement of both Parties.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF SOUTH FULTON

By _____

Name:

Date:

Title:

ATTESTED BY:

_____

Corey Adams, City Clerk

AS APPROVED TO FORM:

_____

Sara D. E. Kelly, Interim City Attorney

Next Generation Alliance LLC

By _____

Name:

Date:

Title:

~~Mayor~~

~~By: _____~~

~~Date: _____~~

~~City Clerk~~

~~By: _____~~

~~Date: _____~~

~~Legal Department~~

~~By: _____~~

~~Date: _____~~

~~City Manager~~

~~By: _____~~

~~Date:_____~~

~~Next Generation Youth Summer Alliance~~

~~By: _____~~
~~Date: _____~~

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Parks & Recreation	

REQUESTED ACTION

Approval of the annual renewal of a use agreement between Future Seekers (“Tenant”), located at 2410 Quincy Loop, Fairburn, GA 30213, and the City of South Fulton, Georgia, on behalf of the Parks and Recreation Department (“Landlord”), located at 5440 Fulton Industrial Blvd., South Fulton, GA 30336, granting Tenant the right to use the large multipurpose room at Creel Park, 2775 Creel Rd, Atlanta, GA 30349, for the purpose of conducting a summer camp program for youth ages 14–17 during the months of June through July, Monday through Friday from 8:00 a.m. to 6:00 p.m., with any additional events or activities requiring prior written approval from the Landlord and all activities to be conducted in an orderly and safe manner in compliance with all applicable laws and regulations.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

Future Seekers partners with the City of South Fulton to provide a free teen summer enhancement program at Creel Park for high-school-age youth, offering job readiness training, tutoring and academic support, STEM and enrichment activities, and mentoring in a structured, positive environment

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Ternard Turner, Director

Date:

William Whitaker, Director

Date:

Wendy Angelety, Management and Budget Manager

Date:

Sharon Subadan, City Manager

Date:

Sara Kelly, Assistant City Attorney

Date:

Corey Adams, City Clerk

USE~~R~~ AGREEMENT
City of South Fulton Parks, Recreation and
Future Seekers

This Use~~r~~ Agreement is made and entered into ~~on June 1, 2026~~ by and between Future Seekers, located at 2410 Quincy Loop, Fairburn, GA~~a.~~ 30213 ("Tenant"), and the City of South Fulton, Georgia on behalf of the Parks and Recreation Department (“Landlord”), located at 5440 Fulton Industrial Blvd. South Fulton GA. 30336, for the use of facilities located at Creel Park, 2775 Creel Rd, Atlanta, GA 30349 (the "Facility").

WHEREAS, Landlord is the owner of the Facility, and Tenant desires to use the Facility for certain events and activities; and

WHEREAS, Landlord is willing to permit Tenant to use the Facility subject to the terms and conditions set forth herein.

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. **Use of Facility**
   Landlord hereby grants to Tenant the right to use the Facility for the purposes of conducting a summer camp program for youth ages 14-17 during the months of June through July (Monday -Friday from 8am to 6pm). Prior written agreement with Landlord is required for any additional events or activities. The Tenant shall ensure that all activities conducted at the Facility are carried out in an orderly and safe manner and in compliance with all applicable laws and regulations. The tenant is allowed to utilize only the large multipurpose room doing this time.

2. **Fees**
   Tenant shall not be charged for the usage of the Facility. As consideration for the use of the Facility, Tenant shall ensure that program participants also include participants from the City of South Fulton.

3. **Cancellation**
   Tenant may cancel the usage of the Facility at any time by providing written notice to Landlord.

Commented [BW1]: I suggest specifying the daily hours that use is permitted, for example 8am-5pm.

I also suggest specifying if they are entitled to use the entire facility or only certain portions of the facility.

Commented [TT2R1]: Will do

4. **Condition of Facility**
Tenant shall leave the Facility in the same condition as it was found and shall be responsible for any damage to the Facility caused by Tenant, its employees, agents, contractors, invitees, or guests.

5. **Indemnification**
Tenant shall indemnify and hold harmless Landlord, its officers, agents, employees, and representatives, from and against any and all claims, damages, costs, and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of the Facility by Tenant, its employees, agents, contractors, invitees, or guests.

6. **Insurance**
Tenant shall obtain and maintain throughout the term of this Agreement, general liability insurance with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate and shall name Landlord as an additional insured.

7. **Compliance with Laws**
Tenant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and rules.

8. **Assignment and Subletting**
Tenant shall not assign or sublet its rights under this Agreement without the prior written consent of Landlord.

9. **Entire Agreement**
This MOU constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements between the parties.

10. **Governing Law**
This MOU shall be governed by and construed in accordance with the laws of the State of Georgia.

11. **Notices**
Any notices required or permitted to be given under this agreement shall be in writing and shall be deemed given when delivered in person or mailed by certified mail, return receipt requested, to the addresses set forth below:~~above.~~
Notice to Landlord: [insert name]
[insert address]

Notice to Tenant: Dr. Hall : 404.931.2062~~[insert name]~~
Future Seekers
2410 Quincy Loop, Fairburn, GA 30213

Commented [BW3]: Include the names of a representative for both of the City and Tenant.

City Representative: Patrick Swanson: 770.369.7243

12. Term

This agreement shall become effective on June 1, 2026 and shall remain in effect until July 285, 20267. This agreement may be ~~extended or terminated~~renewed by mutual written agreement of the parties. ~~This agreement is intended for summer month only June -July.~~

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date by their duly authorized representatives. ~~executed this MOU as of the date first written above.~~

Authorized Signatories:

City Manager: _____ Date: _____

ATTESTED BY:

City Clerk: _____Date: _____

APPROVED AS TO FORM:

City Attorney: _____ Date: _____

Tenant:

Future Seekers: _____Date:_____

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	Ternard Turner

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Parks & Recreation	

REQUESTED ACTION

Services agreement between The Roof Museum (“Service Provider”), located at 1395 South Marietta Parkway SE, Building 200, Suite 203, Marietta, GA 30067, and the City of South Fulton, Georgia (“City”), under which the Service Provider shall provide a seven (7) week workforce development program entitled Raising Georgia’s Roof, effective upon the date of signature by the Parties.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

Raising Georgia’s Roof is a seven-week, hands-on workforce development program delivered by The Roof Museum in partnership with the City of South Fulton to equip justice-involved and opportunity youth with practical skills for long-term employment and economic mobility.

The program combines industry-relevant training related to the roofing and construction trades with job readiness coaching, personal development, and professional growth activities, giving participants both technical exposure and soft skills needed to succeed in today’s workforce. It is offered as part of the City’s broader Workforce Academy initiative and is designed to serve as a positive alternative to traditional punitive measures by creating structured pathways into stable, well-paid careers.

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Ternard Turner, Director

Date:

William Whitaker, Director

Date:

Wendy Angelety, Management and Budget Manager

Date:

Sharon Subadan, City Manager

Date:

Sara Kelly, Assistant City Attorney

Date:

Corey Adams, City Clerk

Services Agreement

This Services Agreement, effective as of date of signature of this Agreement (hereinafter “Effective Date”), is entered into by and between The Roof Museum located at 1395 South Marietta Parkway SE, Building 200, Suite 203, Marietta, GA 30067 (“Service Provider/The Roof Museum”) and the City of South Fulton, Georgia, a political subdivision of the state of Georgia ("City"). City together with the Service Provider, the "Parties", and each a "Party".

WHEREAS, Service Provider shall provide a seven (7) week workforce development program entitled *Raising Georgia’s Roof.*

WHEREAS, City desires to retain Service Provider to provide the said services under the terms and conditions hereinafter set forth, and Service Provider is willing to perform such services.

NOW THEREFORE, In consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Service Provider and City agree as follows:

1. Services.

1.1 Service Provider shall provide a seven-week program and curriculum as identified in Exhibit A. The Service Provider shall provide the Services (a) in accordance with the terms and subject to the conditions set forth in the Statement of Work and this Agreement; (b) using personnel of required skill, experience, and qualifications; (c) in a timely, workmanlike, and professional manner; and (d) in accordance with the highest professional/generally recognized industry standards in Service Provider's field; and (e) to the reasonable satisfaction of the City.

1.2 For the sake of clarity, nothing in this Agreement shall be construed to prevent the City from performing for itself or from acquiring from other providers services that are similar to or identical to the Services.

2. Service Provider Obligations. Service Provider shall:

2.1 Assign only qualified, legally authorized personnel to provide the Services.

2.2 Comply with all applicable laws and regulations in providing the services.

2.3 Comply with all City rules, regulations, and policies of which it has been made aware, in its provision of the Services.

2.4 Maintain complete and accurate records relating to the provision of the Services under this Agreement, including records of the time spent and materials used Service Provider in providing the Services in such form as City shall approve. During the Term (as defined in Section 7.1) and for a period of 3 years thereafter, upon City's written request, Service Provider shall allow City's representative to inspect and make copies of such records and interview personnel in connection with the provision of the Services; provided that City provides Service Provider with reasonable advance written notice of the planned inspection any such inspection shall take place during regular business hours.

3. City Obligations. City shall:

3.1 Designate one of its employees to serve as its primary contact with respect to this Agreement.

3.2 Require that such employee respond to any reasonable requests from Service Provider for instructions, information, or approvals required by Service Provider to provide the Services.

3.3 Provide classroom or facility space suitable for training activities.

3.4 Assist with outreach and recruitment of program participants.

4. Fees and Expenses.

4.1 In consideration of the Services to be performed under this Agreement, City shall pay to Service Provider a total fee not to exceed $40,000.00 (Forty Thousand Dollars and Zero Cents) within thirty days of successful completion of the seven-week program and submission of the final program report to the Parks and Recreation department director or his designee.

4.2 The fees set forth in this Agreement shall not include any sales and use taxes, duties, and charges of any kind imposed by any federal, state, or local governmental authority on amounts payable by City under this Agreement, and in no event shall City be required to pay any amount to Service Provider in connection with such taxes, duties, and charges, or any taxes imposed on, or regarding, Service Provider's income, revenues, gross receipts, personnel, or real or personal property or other assets.

5. Intellectual Property.

5.1 Service Provider assigns to the City, Service Provider's entire right, title, and interest in any invention, technique, process, device, discovery, improvement, or know-how, whether patentable or not, hereafter made or conceived solely or jointly by Service Provider while working for or on behalf of the City, which relate to, is suggested by, or results from matters set out in the Statement of Work and depends on either:

(a) Service Provider's knowledge of Confidential Information (as defined in Section 6) it obtains from the City.

(b) The use of City equipment, supplies, facilities, information, or materials.

5.2 Service Provider shall disclose any such invention, technique, process, device, discovery, improvement, or know-how promptly to the City Contract Manager. Service Provider shall, upon request of the City, promptly execute a specific assignment of title to the City and do anything else reasonably necessary to enable the City to secure for itself, patent, trade secret, or any other proprietary rights in the United States or other countries. It shall be conclusively presumed that any patent applications relating to the Statement of Work, related to trade secrets of the City, or which relate

to tasks assigned to Service Provider by the City, which Service Provider may file within one year after termination of this Agreement, shall belong to the City, and Service Provider hereby assigns same to the City, as having been conceived or reduced to practice during the term of this Agreement.

5.3 All writings or works of authorship, including, without limitation, program codes or documentation, produced or authored by Service Provider in the course of performing services for the City, together with any associated copyrights, are works made for hire and the exclusive property of the City. To the extent that any writings or works of authorship may not, by operation of law, be works made for hire, this Agreement shall constitute an irrevocable assignment by

Service Provider to the City of the ownership of and all rights of copyright in, such items, and the City shall have the right to obtain and hold in its own name, rights of copyright, copyright registrations, and similar protections which may be available in the works. Service Provider shall give the City or its designees all assistance reasonably required to perfect such rights.

5.4 If for any reason, including incapacity, the City is unable to secure Service Provider's signature on any document needed to apply for, perfect, or otherwise acquire title to the intellectual property rights granted to it under this Section 5, or to enforce such rights, Service Provider hereby designates the City as Service Provider's attorney-in-fact and agent, solely and exclusively to act for and on Service Provider's behalf to execute and file such documents with the same legal force and effect as if executed by Service Provider and for no other purpose.

6. Confidentiality. All non-public, confidential or proprietary information of City ("Confidential Information"), including, but not limited to, specifications, samples, patterns, designs, plans, drawings, documents, data, business operations, customer lists, pricing, discounts, or rebates disclosed by City to Service Provider, whether disclosed orally or disclosed or accessed in written, electronic, or other form or media, and whether or not marked, designated, or otherwise identified as "confidential," in connection with this Agreement is confidential, solely for Service Provider's use in performing this Agreement and may not be disclosed or copied unless authorized by City in writing. Confidential Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Service Provider's breach of this Agreement; (b) is obtained by Service Provider on a non-confidential basis from a third-party that was not legally or contractually restricted from disclosing such information; (c) Service Provider establishes by documentary evidence, was in Service Provider's possession prior to City's disclosure hereunder; or (d) was or is independently developed by Service Provider without using any Confidential Information. Upon City's request, Service Provider shall promptly return all documents and other materials received from City. City shall be entitled to injunctive relief for any violation of this Section.

7. Term, Termination, and Survival.

7.1 This Agreement shall commence as of the Effective Date and shall continue thereafter until completion of project unless sooner terminated pursuant to Sections 7.2 and 7.3.
Under no circumstances shall the term of this Agreement exceed one year from the Effective Date.

7.2 City, in its sole discretion, may terminate this Agreement, in whole or in part, at any time without cause, and without liability except for required payment for services rendered, and reimbursement for authorized expenses incurred, prior to the termination date, by providing at least 30 days' prior written notice to Service Provider.

7.3 Either Party may terminate this Agreement, effective upon written notice to the other Party (the "Defaulting Party"), if the Defaulting Party:

(a) Materially breaches this Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the Defaulting Party does not cure such breach within 30 days after receipt of written notice of such breach.

(b) Becomes insolvent or admits its inability to pay its debts generally as they become due.

(c) Becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven business days or is not dismissed or vacated within 45 days after filing.

(d) Is dissolved or liquidated or takes any corporate action for such purpose.

(e) Makes a general assignment for the benefit of creditors.

(f) Has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business.

7.4 Upon expiration or termination of this Agreement for any reason, Service Provider shall promptly:

(a) Deliver to City all documents, work product, and other materials, whether or not complete, prepared by or on behalf of Service Provider in the course of performing the Services for which City has paid.

(b) Return to City all City-owned property, equipment, or materials in its possession or control.

(c) Remove any Service Provider-owned property, equipment, or materials located at City's locations.

(d) Deliver to City, all documents and tangible materials (and any copies) containing, reflecting, incorporating, or based on City's Confidential Information.

(e) Provide reasonable cooperation and assistance to City upon City's written request in transitioning the Services to an alternate service provider.

(f) Permanently delete all of City's Confidential Information from its computer systems.

(g) Certify in writing to City that it has complied with the requirements of this Section 7.4.

7.5 The rights and obligations of the Parties set forth in this 7 and Section 5, Section 6, Section 8, Section 9, Section 10, Section 12, Section 15, Section 23, and any right or obligation of the Parties in this Agreement which, by its nature, should survive termination or expiration of this Agreement, will survive any such termination or expiration of this Agreement, and with respect to

Confidential Information that constitutes a trade secret under applicable law, the rights and obligations set forth in Section 6 hereof will survive such termination or expiration of this Agreement until, if ever, such Confidential Information loses its trade secret protection other than due to an act or omission of Service Provider or its employees, officers, directors, attorneys, accountants, and financial advisors.

8. Independent Contractor.

8.1 It is understood and acknowledged that the Services which Service Provider will provide to City hereunder shall be in the capacity of an independent contractor and not as an employee or agent of the City. Service Provider shall control the conditions, time, details, and means by which Service Provider performs the Services. The City shall have the right to inspect the work of Service Provider as it progresses solely for the purpose of determining whether the work is completed according to the Statement of Work.

8.2 Service Provider has no authority to commit, act for or on behalf of the City, or to bind the City to any obligation or liability.

8.3 Service Provider shall not be eligible for and shall not receive any employee benefits from City and shall be solely responsible for the payment of all taxes, FICA, federal and state unemployment insurance contributions, state disability premiums, and all similar taxes and fees relating to the fees earned by Service Provider hereunder.

9. Indemnification. Service Provider shall indemnify, defend, and hold harmless City and its officers, directors, employees, agents, (collectively, "Indemnified Party") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, fees and the costs of enforcing any right to indemnification under this Agreement, and the cost of pursuing any insurance providers, incurred by Indemnified Party/awarded against Indemnified Party in a final judgment (collectively, "Losses"), relating to/arising out of or resulting from any claim of a third party arising out of or occurring in connection with Service Provider's negligence, willful misconduct, or breach of this Agreement. Service Provider shall not enter into any settlement without City's or Indemnified Party's prior written consent.

10. Remedies.

10.1 If the Service Provider violates any provision of this Agreement, the City shall, in addition to any damages to which it is entitled, be entitled to seek immediate injunctive relief against the Service Provider prohibiting further actions inconsistent with the Service Provider's obligations under this Agreement.

10.2 In the event Service Provider fails to satisfactorily perform any of the Services on a timely basis, the City shall have the right, without prejudice to any other rights or remedies it may have under this Agreement, to take one or more of the following steps:

(a) Suspend Service Provider's right and obligation to complete its performance of the Services until such time as the Service Provider is able to demonstrate to the City's reasonable satisfaction that it can satisfactorily meet its obligations under this Agreement;

(b) Itself provide and/or engage a replacement service provider to provide any or all of the delayed or unsatisfactory Services;

(c) Assign one or more of its representatives to supervise and work with the Service Provider to correct and mitigate the effects of the Service Provider's breach;

(d) Withhold payment of any amounts otherwise due to the Service Provider in a sufficient amount to set off against any damages caused to the City as a consequence of the Service Provider's breach.

10.3 Except for a breach of Section 6, all rights and remedies provided in this Agreement are cumulative and not exclusive, and the exercise by either Party of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, by statute, in any other agreement between the Parties, or otherwise. Despite the previous sentence, the Parties intend that the Service Provider's exclusive remedy for City's payment breach shall be its right to damages equal to its earned but unpaid fees.

11. Compliance with Law. Service Provider is in compliance with and shall comply with all applicable laws, regulations, and ordinances. Service Provider has and shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

12. Acceptance. This Agreement, together with any documents incorporated herein by reference, constitutes the sole and entire agreement of the Parties, however, any such document, contract, agreement or exhibit in which the terms and conditions conflict with the terms and conditions of the City's Service Agreement, the City's Service Agreement and its terms and conditions shall govern and control and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral, unless a separate nonconflicting and overriding written contract has been entered into and signed by the Parties. The rights and duties of the Parties shall be subject to and governed by these Terms.

13. Conflicts of Interest. The Contractor covenants that the Contractor presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of the Contractor’s services hereunder. The Contractor further covenants that in the performance of this Agreement, the Contractor will not employ any person having such an interest

14. Insurance. For the Term of this Agreement, Service Provider shall, at its own expense, maintain and carry insurance in full force and effect with financially sound and reputable insurers as specified by the City. Upon City's request, Service Provider shall provide City with a certificate of insurance from

Service Provider's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance shall name City as an additional insured. Service Provider shall provide City with 10 days' advance written notice in the event of material change in Service Provider's insurance policy. Except where prohibited by law, Service Provider shall require its insurer to waive all rights of subrogation against City's insurers and City.

15. Standards of Conduct and Sexual Harassment. Service Provider agrees that the Service Provider and any of its agents, employees, officials or subcontractors who enter any facility, institution, office or other premise of the City or who come into contact with any employee of the City shall comply with the City's Policies and Procedures relating to Standards of Conduct and Sexual Harassment and shall follow all orders or directives given by City personnel. If the Service Provider or any of its agents, employees, officials or subcontractors should be accused of violating any of these policies or procedures or otherwise violating this provision, then the Service Provider will allow and assist the City in investigating the charge or accusation. If the charge is established, the Service Provider will take appropriate action to sanction the violation and to ensure that there were no further violations. The City may also bar anyone from its premises whom it finds to have violated these policies or procedures or who has otherwise violated this provision.

16. Drug-Free Workplace. The Service Provider acknowledges that Service Provider is fully aware of the contents and requirements of the Drug-Free Workplace Act, O.C.G.A. §50-24-1, et. seq. (A) The Service Provider hereby certifies that he will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of this Agreement and any extensions thereof. (B) The Service Provider may be suspended, this Agreement terminated, or the Service Provider debarred if it is determined that: (1) the Service Provider has made false certification hereinabove; or (2) the Service Provider has violated such certification by failure to carry out the requirements of the "Drug-Free Workplace Act".

17. Equal Employment Opportunity. The Service Provider agrees to comply with Executive Order No. 11246, as amended and as supplemented by U.S. Department of Labor regulations (41 CFR, Part 60-1, et seq.), which require that the Service Provider not discriminate on the basis of race, creed, color, religion, national origin, sex, or age in the performance of this Agreement. The Service Provider further agrees to include the provisions of this paragraph in every contract, subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor.

18. Limitation of Liability. IN NO EVENT, SHALL THE CITY BE LIABLE TO THE CONTRACTOR FOR INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND OR NATURE, INCLUDING LOSS OF PROFIT, WHETHER FORESEEABLE OR NOT, ARISING OUT OF OR RESULTING FROM THE NONPERFORMANCE OR BREACH OF THIS AGREEMENT BY THE CITY WHETHER BASED IN CONTRACT, COMMON LAW, WARRANTY, TORT, STRICT LIABILITY, CONTRIBUTION, INDEMNITY OR OTHERWISE.

19. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "Notice") must be in writing and addressed to the other Party at its address set forth below (or to such other address that the receiving Party may designate from time to time in accordance with this Section). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier, or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 16.

Notice to City: Sara D. E. Kelly
5440 Fulton Industrial Blvd, South Fulton, GA 30336 sara.kelly@cityofsouthfultonga.gov

20. Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

21. Amendments. No amendment modification to this Agreement is effective unless it is in writing and signed by each Party.

22. Waiver. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

23. Assignment. Service Provider shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of City which consent shall not be unreasonably withheld. Any purported assignment or delegation in violation of this Section 20 shall be null and void. No assignment or delegation shall relieve the Service Provider of any of its obligations hereunder.

24. Successors and Assigns. This Agreement is binding on and inures to the benefit of the Parties and their respective successors and permitted assigns.

25. No Third-Party Beneficiaries. This Agreement benefits solely the Parties and their respective successors and permitted assigns and nothing in this Agreement, express or implied, confers on any third party any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

26. Choice of Law/Forum. This Agreement and all related documents, including all exhibits attached hereto, and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State of Georgia, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State of Georgia. Forum shall lie in the Superior Court of Fulton County, Georgia.

27. Counterparts. This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. Notwithstanding anything to the contrary in Agreement, a signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

28. Force Majeure. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such Party's (the "Impacted Party") failure or delay is caused by or results from the following force majeure events ("Force Majeure Event(s)"): (a) acts of God; (b) flood, fire, earthquake, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order, law, or action; (e) embargoes or blockades in effect on or after the date of this Agreement; [and] (f) national or regional emergency; and (g) strikes, labor stoppages or slowdowns or other industrial disturbances. Notwithstanding the foregoing, Service Provider's financial inability to perform, changes in cost or availability of materials, components or services, market conditions, or supplier actions or contract disputes will not excuse performance by Service Provider under this Section 25.

29. Entire Agreement. This Agreement, Statement of Work, exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement between the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

30. Electronic Signature. Pursuant to O.C.G.A. §10-12-7, the Agreement may be executed and delivered by the City by electronic transmission. For purposes of this Agreement, any page signed and transmitted electronically shall be treated as an original document, and the electronic signature of any party thereon, for purposes hereof, shall be considered as an original signature and the document transmitted electronically shall be considered to have the same binding effect as an original signature on an original document.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the Effective Date by their duly authorized representatives.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF SOUTH FULTON

By_____

Name: Sharon D. Subadan

Date:

Title: City Manager

ATTESTED BY:

_____

Corey Adams, City Clerk

AS APPROVED TO FORM:

_____

Sara D. E. Kelly, Interim City Attorney

The Roof Museum

By_____

Date:

Name:

Title:

EXHIBIT A
Scope of Work

1. **Program Duration: Seven (7) consecutive weeks, beginning in late April and concluding in May.**
2. **Class Size: Thirty (30) participants per class.**
3. **Curriculum Overview: The program shall include but is not limited to the following instructional modules:**
   - **Week 1 – Introduction & Safety: Roofing basics, PPE use, ladder/fall protection, and OSHA-10 registration.**
   - **Week 2 – Roof Anatomy & Tear-Off Skills: Roofing system components, types of materials, mock tear-offs, and measurement exercises.**
   - **Weeks 3 & 4 – Installation Training: Underlayment and starter shingles; shingle layout, nailing techniques, flashing, and ventilation systems.**
   - **Week 5 – Roofing Business & Customer Experience: Estimating, proposals, sales role-play, and professionalism in client communication.**
   - **Week 6 – Roofing Technology: Drone usage, AI-powered measurement software, and mobile job site tools.**
   - **Week 7 – Graduation & Job Placement: OSHA-10 certification test, resume-building, mock interviews, and program completion ceremony.**

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Request Council confirmation of the following recorded development plats as approved by the City Engineer pursuant to Section 4.2.2.E of the Subdivision Regulations, Appendix D:

- Confirm the Final Plat for 4450 Ridge Road. Located in Council District #4. This Final Plat is for the Split of a 3.14 Acre Parcel into 3 Lots.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

City of South Fulton
Agenda Item Summary

City Council Meeting Date 3/10/2026

Requesting Department	**Council District(s) Affected**
CDRA - Engineering and Land Development	Council District 4

Requested Action

Council to confirm the Final Plat for 4450 Ridge Road

Requirements for Council Action (City specific Council policy, statute or code requirement)

Section 4.2.2.E of the City's Municipal Codes calls for the City Council to confirm receipt of all recorded plats. All recorded plats have been received and logged by Fulton County Superior Court, at this time.

Located in Council District #4, This Final Plat is for the Split of a 3.14 Acre Parcel into 3 Lots.

Summary and Background (Provide department recommendation and an executive summary of the action that gives an overview of the relevant details)

4.2.2.E
The final plat shall be considered approved at the time of the certification by the Director. Upon receipt of the recorded plat by the Department, the final plat shall be presented for confirmation to the City Council at the next regularly scheduled meeting. In residential and non-residential subdivisions, building permits shall not be issued for any approved minor or final plat until the approval of the Director and the receipt by the Department of the final recorded plat for subsequent confirmation by the City Council is complete.

Funding Source (if applicable)

Financial Impact (if applicable)

Financial Impact Statement Received Yes ☐ No ☐
Legislative Process Complete Yes ☐ No ☐

Department Director Approval		**Finance Director Approval**
_____	_____	
_____	_____	_____

Assistant City Manager Approval	**City Attorney Approval**	**City Manager Approval**
_____	_____	_____

LOT DIVISION PLAT
TOTAL AREA
3.144 AC.
136952 S.F.

This Plat shall split a 3.144 acre parcel into three lots

RESERVED FOR RECORDER

Certification as to Recording
This is to certify that this plat has been recorded in Plat Book _____
Page _____ of Fulton County
Recorded on _____ 20 _____.
Clerk, Superior Court
Fulton County, Georgia

REF MATERIAL
PLAT BY PHILLIP WINDSOR 8/30/65
DB57387 PG0380 BAD DEED
PB 78 PG 27

SURVEYOR'S NOTES

1. *DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS OTHER THAN THE PERSONS LISTED IN THE SURVEY CERTIFICATION.*
2. *SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.*
3. *NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.*
4. *FIELD WORK BY THIS OFFICE WAS COMPLETED ON 03/20/22*
5. *SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.*
6. *SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.*
7. *BASIS FOR DIRECTION SHOWN HEREON TAKEN FROM GA W GRID*
8. *ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA TOTAL STATION AND GPS.*
9. *NO VISIBLE EVIDENCE OF CEMETERY.*
10. *Distances shown on the plat shall be horizontal.*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS AND INFRASTRUCTURE SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE"; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY

D L Sawhney — 03/20/26
G.L. SAWHANEY, GA. REG. NO. 2547 — DATE

THIS IS TO CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 108-6-.09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-.09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

FULTON COUNTY BOARD OF HEALTH CERTIFICATION

Fulton County Board of Health Certification
All lots shown have been reviewed for compliance to the Fulton County Board of Health's adopted minimum lot size and DPH Chapter 511-3-1; Rules for Onsite Sewage Management Systems and Chapter 511-3-3 Rules for Drinking Water Supply. Prior to the construction of any residence, building, or facility, each lot must be reviewed and approved for an on-site sewage management system construction permit.
Dated this_____Day of_____20_____

By_____

Title_____

The Director of the Community and Regulatory Affairs Department of The City of South Fulton, Georgia, certifies that this plat complies with the South Fulton Zoning Resolution, Conditions of Zoning, and the South Fulton Subdivision Regulations, as amended.

_____ _____
For the Director, Community and Regulatory Affairs — Date

ZONING.

A.Height regulations: No building shall exceed 40 feet in height. (Amended 2/7/96)B.Minimum front yard: 60 feet.C.Minimum side yard:

SIDE =25 feet adjacent to interior line.
REAR =40 feet adjacent to street.
Rear yard: 50 feet
MINIMUM LOT AREA: one acre with frontage on paved road. three acres with frontage on unpaved road. (Added 5/6/92)
Minimum lot width: 100 feet.
No rental or lease of lots or houses by JOEY MITCHELL

City of South Fulton, Fulton County, and City of Atlanta Atlanta personnel and/or agents shall have free and total access to and across all easements.

5' SIDE WALK TO BE ADDED ACROSS FRONT OF LOTS.

This plat is approved with the understanding that easement is granted the City of South Fulton along all road frontage for the purpose of sloping cuts and fills as follows:

0' to 5' not less than 3 to 1 slope
5' to 10' not less than 2 to 1 slope

DRAINAGE

The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases the City of South Fulton from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of South Fulton County nor abrogation of the City of South Fulton?s right to seek reimbursement for expenses from the owner(s) of the property(ies) or the lands that generated the conditions.

FLOOD HAZARD

The Intermediate Regional Flood (I.R.F.) areas shown heron were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of South Fulton does not, by approving this plat, warrant their accuracy, not imply that land outside the areas of flood hazard shown, will be free from flooding or flood damage. Further, the City of South Fulton does not by approving this plat nor accepting the public improvements therein, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner/s of the land upon which they exist. The owner of a lot or parcel, that contains a flood hazard area, is required to submit a site plan to the City of South Fulton, prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the I.R.F. within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of South Fulton is required prior to the issuance of a building permit.

OWNER'S CERTIFICATE

STATE OF GEORGIA,COUNTY OF FULTON

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO,AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

By: _____ _____
OWNER\AGENT — DATE

OWNER'S ACKNOWLEDGEMENT:
STATE OF GEORGIA
CITY OF SOUTH FULTON
(COUNTY OF FULTON)

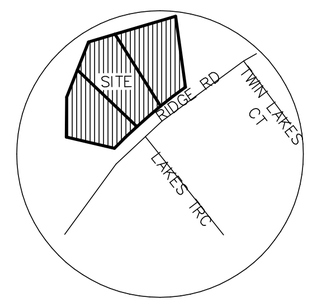
The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public, and dedicates to the City of South Fulton, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:

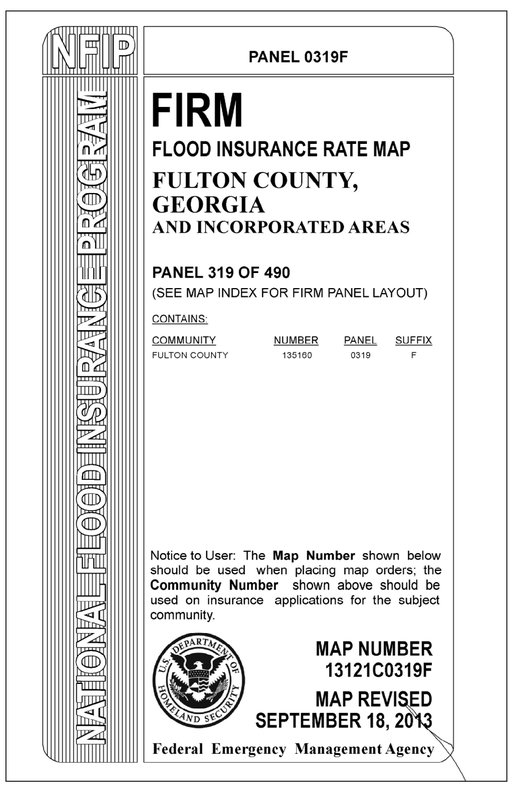
Public Streets _____0_____ acres
Public Sewer Easements _____0_____ acres
Public Drainage Easements _____0_____ acres
Public Parks/Open Space _____0_____ acres

_____ _____
Typed Name of Subdivider — Typed Name of Owner of Record

_____ _____
Signature of Subdivider — Signature of Owner of Record

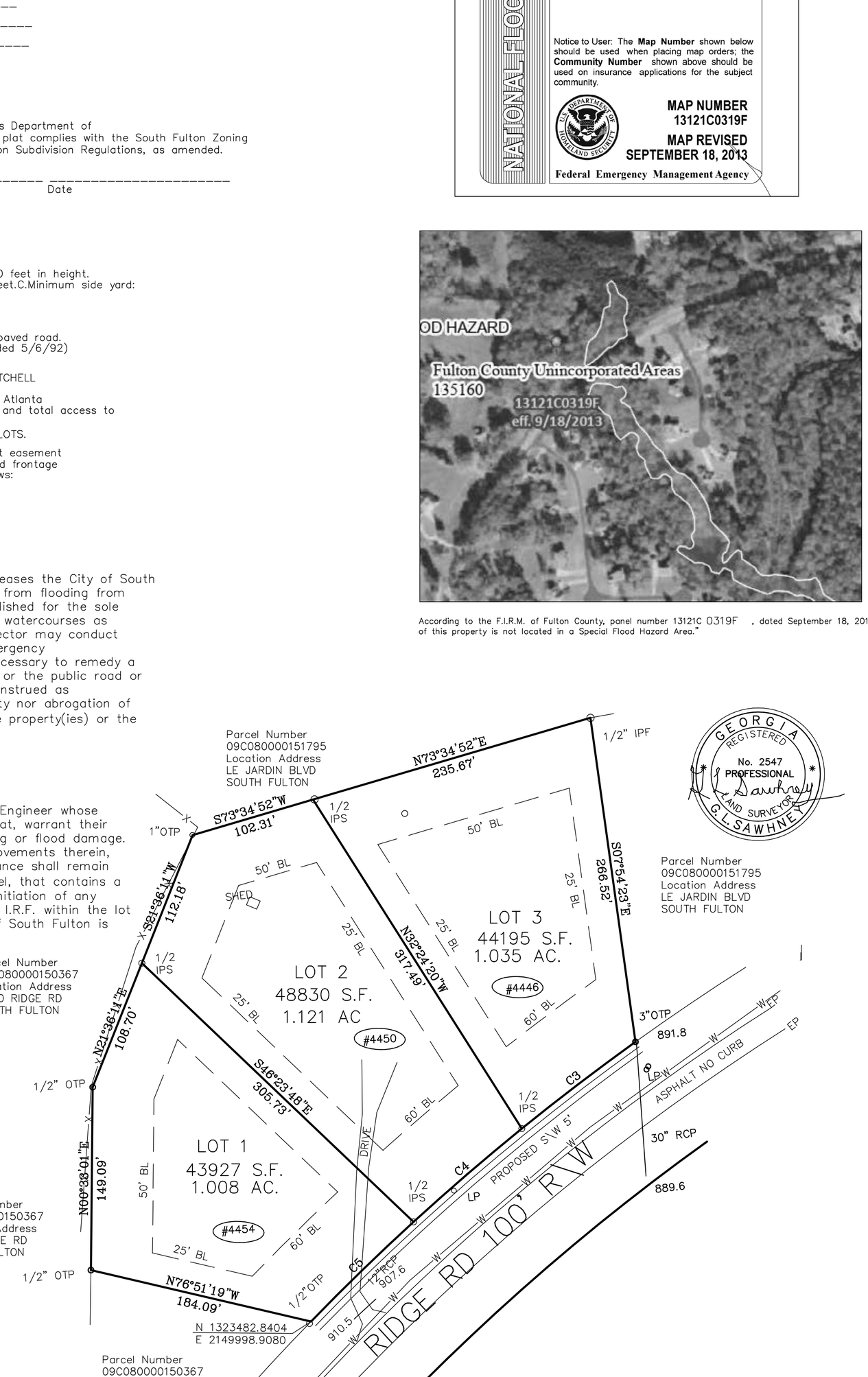
_____ _____
Date — Date





MAGNETIC

According to the F.I.R.M. of Fulton County, panel number 13121C 0319F , dated September 18, 2013, a portion of this property is not located in a Special Flood Hazard Area."



GEORGIA REGISTERED No. 2547 PROFESSIONAL LAND SURVEYOR G.L. SAWHNEY

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C3	116.49	1962.71	116.47	S52°38'25"W
C4	116.46	1962.71	116.44	S49°14'25"W
C5	116.52	1962.71	116.50	S45°50'23"W

LEGEND

IPF=IRON PIN FOUND
IPS=IRON PIN SET
R/W=RIGHT OF WAY
MAG= MAGNETIC
P.O.B.=POINT OF BEGINNING
B/L=BUILDING LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
P = PREVIOUS
E = EXISTING
P/P = POWER POLE
PRP = PER REFERENCE PLAT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 71,650 FEET AND AN ANGULAR ERROR OF 00° 00' 03" PER ANGLE POINT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY THE REFRENCE PLATS.

EQUIPMENT UTILIZED --
ANGULAR -- LIECA 1202
LINEAR -- LIECA 1202

UTILITIES PROTECTION CENTER
Call FREE
IN METRO ATLANTA
325-5000
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

WETLANDS:
THE OWNER OF THE LAND SHOWN ON THIS PLAT IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS' REQUIREMENTS REGARDING WETLANDS.

0 60 120 180 240
Graphic Scale: 1" = 60'

PREPARED FOR:

JOEY MITCHELL

4450 RIDGE RD — 09C080000150284

LOT: TRACT 1	LAND LOT: 15	DATE: 11/18/25 3/4/26
CITY OF SOUTH FULTON	DISTRICT: 9th	REV: 03/20/2026
SCALE: 1" = 60'	COUNTY: FULTON, GA	REV:
		REV:

SAWHNEY & ASSOCIATES
523 HASTINGS WAY JONESBORO GA 30238
PH.# (678)-500-4356 JOB NO.: 4450RID\22

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Fire & Rescue	

REQUESTED ACTION

Request Council Acceptance of a Donation by ID Logistics of a Traeger Grille valued at $500.00 for the Fire Rescue Department (#Fire Station #1)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

_____
Chad Jones, Chief

CITY OF SOUTH FULTON DONATION FORM

TO BE COMPLETED BY THE RECIPIENT OF THE DONATION

DATE: April 16, 2026		
DEPARTMENT	**DIVISION**	**UNIT**
Fire & Rescue	CRR	
DEPARTMENT POC	**PHONE #**	**EMAIL**
Andrew Meredith	[redacted]	andrew.meredith@cityofsouthfultonga.gov
SECTION 1: DONOR CONTACT INFORMATION		
Name:	Brenden Murphy	
Address:	1780 Westgate Pkwy SW, Atlanta, GA 30336	
Point of Contact (NAME):	Brenden Murphy	
Telephone	[redacted]	
Email:	[redacted]	
SECTION 2. CATEGORY OF DONATION (check the applicable category)	**SECTION 3. VALUE OF DONATION**	
Monetary	No	
Non-Monetary	No	
Real Property	Yes	$500.00
Subsequent Receipt of a Pledge	No	

SECTION 4. APPROVALS

	Name	Signature
Department Director/POC	Chad Jones	Chad Jones (Apr 16, 2026 17:08:19 EDT)
Finance Department	Althea Philord-Bradley	Althea Philord-Bradley
City Manager	Sharon D. Subadan	
Other		
City Council Approved: ☐ Yes ☐ No	Date Approved or Denied	

Finance Department COSFDFFY25

GOVERNMENT OF THE CITY OF SOUTH FULTON

SHARON D. SUBADAN
CITY MANAGER

CHAD C. JONES
FIRE CHIEF

TO: **Chad Jones, Fire Chief**

FROM: **Cathrene Hardy, Executive Assistant**

DATE: **April 16, 2026**

SUBJECT: **Acceptance of Traeger Grill Donation**

This memorandum serves to confirm that Andrew Meredith has provided the necessary documentation to facilitate acceptance of the Traeger Grill donation from ID Logistics. The department is grateful for this generous contribution, which will enhance morale. Accordingly, we respectfully request approval to formally accept this donation.

From: Andrew Meredith
To: Cathrene Hardy
Subject: Fw: Traeger Grill Donation
Date: Thursday, April 16, 2026 3:48:03 PM
Attachments: image001.png
image002.png
image004.png
image006.png
image008.png
image009.png
image010.png

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: MURPHY Brenden [redacted]
Sent: Thursday, April 16, 2026 3:46:18 PM
To: Andrew Meredith <Andrew.Meredith@cityofsouthfultonga.gov>
Subject: Traeger Grill Donation

Hey Andrew,

We have a returned grill and accessories which have about a $500 value, that Traeger has approved to give to the local fire department instead of disposing of. Brian Maththew the Traeger Sr. Operations Manager has approved this give away. Please plan on picking these up at your earliest convenience.

Thank you,

Brenden MURPHY

Manager, General US
[redacted]

ID LOGISTICS

LET 'S BUILD OUR ID LOGISTICS TOGETHER

1780 Westgate Pkwy SW, Atlanta, GA 30336–US
www.id-logistics.com

This message and any attachments are the property of ID Logistics and are intended solely for the named recipients or entity to whom this message is addressed. If you have received this message in error please inform the sender via e-mail and destroy the message. If you are not the intended recipient you are not allowed to use, copy or disclose the contents or attachments in whole or in part.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
City Clerk	

REQUESTED ACTION

Request Council Approval Of The Following Board Appointments:

Councilmember Johnson appoints Mr. Curtis Forrest to the Parks and Recreation Advisory Board

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Corey Adams, City Clerk

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Request Council Approval of the City of South Fulton Comprehensive Plan 5-Year Update Resolution

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Matthew Williams, Planning and Zoning Administrator — Date: April 17, 2026

Reginald McClendon, Community Development Director — Date:

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

OFFICE OF THE MAYOR
CITY OF SOUTH FULTON
CARMALITHA GUMBS, MAYOR

HONORABLE MAYOR & CITY COUNCIL

CARMALITHA GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON V. JOHNSON
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

February 26, 2026

Atlanta Regional Commission
229 Peachtree Street, Suite 100
Atlanta, Georgia 30303

Re: Comprehensive Plan Update Submittal

The City of South Fulton has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Carmen Davis, the Community Assistant City Manager, at (470) 809-7437 or carmen.davis@cityofsouthfultonga.gov.

Sincerely,

Mayor Carmalitha Gumbs
City of South Fulton

Enclosures:

- Checklist of Requirements
- Thrive South Fulton 2026 Comprehensive Plan + Appendix
- Character Area Map/Future Land Use Map GIS digital vector data

THRIVE SOUTH FULTON

2026 COMPREHENSIVE PLAN

City of South Fulton — A City on the RISE!

sizemoregroup

Kimley»Horn

SYCAMORE Consulting, Inc.

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THRIVE SOUTH FULTON

2026 COMPREHENSIVE PLAN

Prepared by Sizemore Group in association with Kimley-Horn and Sycamore Consulting

Unless otherwise specified, all images are provided by the consultant teams or courtesy of the City of South Fulton.

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CONTENTS

01 INTRODUCTION: HEART OF THE SOUTHSIDE: LIVING BETTER, LIVING LONGER 6

1.1 The Plan 7
1.2 City of South Fulton: Blue Zones 8
1.3 What is the Comprehensive Plan Process? 12
1.4 What are the Benefits of a Comprehensive Plan? 13
1.5 How to Use this Comprehensive Plan 14
1.6 History and Context 16
1.8 Report of Accomplishments 18

02 ASSESSMENT: THE PULSE OF SOUTH FULTON 24

2.1 Existing Studies 25
2.2 Timeline of Existing Studies 34
2.3 Demographics 36
2.4 Economic Profile 42
2.5 Economic Development Strategy 48
2.6 City of South Fulton Housing Assessment 52
2.7 Transportation Profile 56
2.8 Broadband 64
2.9 Regional Water Plan and Environmental Planning Criteria 66
2.10 Land Use Analysis 72
2.11 Development and Opportunities Nodes 80
2.12 Community Engagement 82
2.13 Needs and Opportunities 98

03 IMPLEMENTATION: DESIGNING FOR LONGEVITY 100

3.1 Vision 101
3.2 Goals 102
3.3 Future Land Use Map (2026) 122
3.4 Focus Areas and Maps 166
3.5 Community Work Program 184

01 INTRODUCTION

1.1 THE PLAN

Thrive South Fulton, the city's 2026 Comprehensive Plan (Comp Plan) outlines a long-term vision to guide the City's development through 2046. It serves as a strategic framework for citizens, business owners, community leaders, and elected officials to make informed decisions regarding land use, infrastructure, and public investment. While the plan presents a 20-year vision, it prioritizes actionable initiatives over the next five years to ensure progress is tangible and measurable.

This comprehensive update includes an in-depth assessment of current conditions, revised community vision, goals, and policies, updates to the Future Land Use Map, the development of a new Community Work Program, and a summary of public engagement efforts.

In alignment with the city's commitment to health and equity, this plan also introduces strategies inspired by the BlueZones framework,emphasizing walkability, social connection, access to healthy food, and active living. Collectively, these components are designed to support growth that is equitable, sustainable, and reflective of the community's long-term values and priorities.

The existing conditions assessment evaluates elements required by the Georgia Department of Community Affairs (DCA), including economic development, housing, broadband access, environmental and water resource planning, transportation, and land use. These areas were studied to identify South Fulton's current strengths, challenges, and future opportunities, laying the groundwork for targeted, data-driven planning efforts.

In alignment with DCA guidelines, this document represents a major update to the city's previous plan, replacing the 2021 Comprehensive Plan and any subsequent amendments. A central component of the update is the formulation of a new five-year Community Work Program that identifies key projects and initiatives the city will pursue. This work program reflects the priorities and aspirations of the community, drawing upon both the foundation of previous planning efforts and fresh input gathered through an extensive public engagement process.

To ensure broad and inclusive participation, the City of South Fulton, in collaboration with its consultant team, Sizemore Group, Sycamore Consulting, and Kimley-Horn, led a year-long engagement initiative. This included 2 public hearings at City Council meetings, 3 Planning Commission sessions, 7 core team workshops, and 12 community-wide meetings. Outreach materials were distributed throughout the city, and an online survey invited further input from residents. This robust engagement process ensured that the plan reflects the voices of South Fulton's residents, business owners, and stakeholders, shaping a vision for a dynamic and resilient future.

1.2 CITY OF SOUTH FULTON: BLUE ZONES

The City of South Fulton is uniquely positioned within South Metro Atlanta to capitalize on a convergence of transformative regional trends, public health innovations, and equity-driven planning strategies. While South Fulton shares in the broader region's momentum, it also faces distinct challenges, particularly the stark disparities in health outcomes, infrastructure investment, and access to essential services when compared to communities north of I-20.

This plan views these challenges not as obstacles, but as opportunities for bold action. By integrating innovative frameworks such as Blue Zones and drawing inspiration from emerging models like Gwinnett County's 15-Minute City Initiative, the City of South Fulton can serve as a catalyst for equitable, health-focused, and resilient growth. These strategies are not standalone, they are intended to be embedded throughout the comprehensive plan to shape land use, zoning, transportation, parks, economic development, and community health.

Blue Zones Integration: Health-First Urbanism

Blue Zones are communities designed to increase longevity and well-being by shaping the built environment, social networks, and daily habits around principles shown to support healthier living. These include walkability, access to fresh food, social connectedness, and active living.

Why Blue Zones Matter for South Fulton:

Fulton County faces a well-documented public health disparity, life expectancy south of I-20 is, on average, 5 years lower than in the northern parts of Metro Atlanta. Health-care access is also challenged in the south metro Atlanta communities - **a recent study showed 71 cardiologists practicing in North Fulton, 214 in Central Fulton, and zero in South Fulton.** It should also be noted that there are zero major hospitals in the City of South Fulton. The Blue Zones framework offers an actionable, community-wide strategy to reverse this trend by embedding health-promoting features directly into policy, zoning, and community investments.

How the Comp Plan Supports It:

- Aligns land use policy with Blue Zones' Power 9® principles
- Encourages mixed-use, walkable communities with healthy food and recreation access
- Promotes public-private partnerships to create "life radius" neighborhoods where residents can meet daily needs within a 15-minute walk or bike ride

Traditional comprehensive plans rely on metrics such as tax revenue, square footage, or population growth. This plan introduces life expectancy and well-being indicators as central measures of progress.

Disparities in health are a spatial issue in South Fulton. Where you live determines how long and how well you live. By treating health outcomes as indicators of plan effectiveness, the city ensures its decisions are grounded in human impact, not just development output.

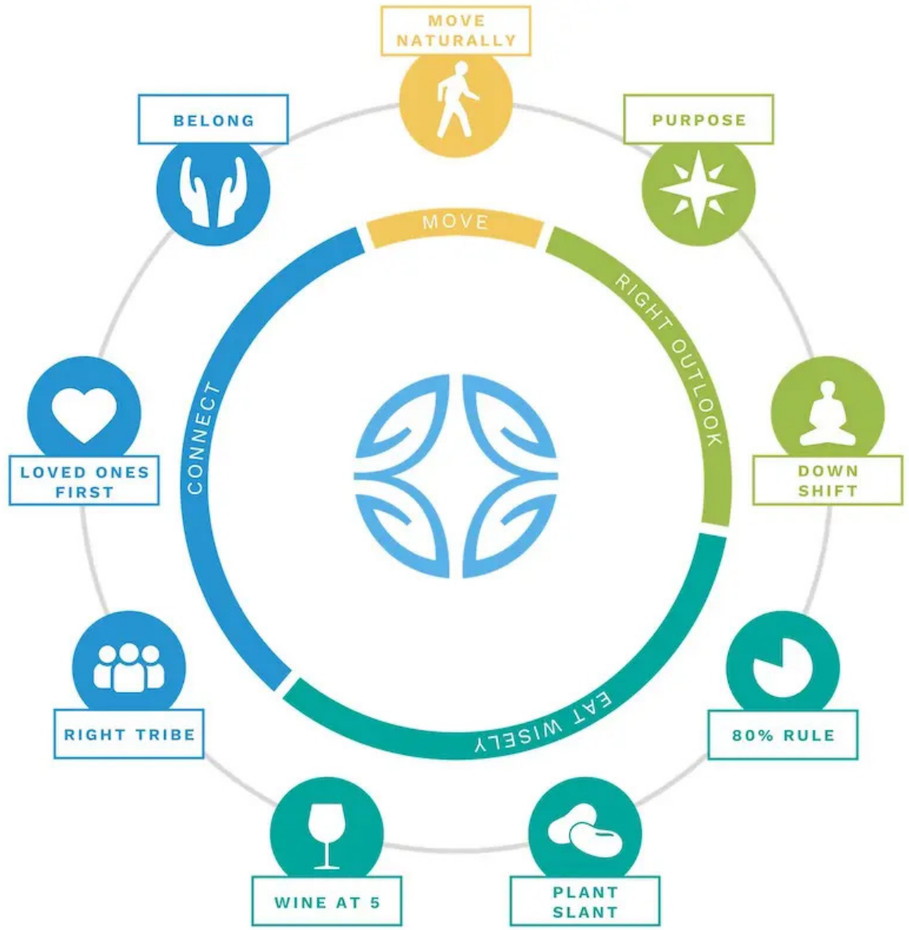


Image Caption: Blue zones Graphic
Source: Bluezones.com

Blue Zones:

The term BlueZones was coined by National Geographic fellow Dan Buettner and a team of researchers, while studying areas around the world where people live significantly longer, healthier lives. They mark these regions with a blue pen on a map, hence the name BlueZones. These places (like Okinawa, Japan and Sardinia, Italy) serve as well documented case studies for lifestyle and community practices linked to longevity.

Blue Zones

Creating a comprehensive plan using the Blue Zones principles involves incorporating lifestyle habits observed in the world's longest-lived communities identified as such due to a high proportion of centenarians (individuals living to or longer than 100 years of age). These habits are grouped into four key categories: **Move Naturally, Right Outlook, Eat Wisely, and Connect**. Below is a detailed explanation of how each element can be applied in comprehensive wellness and planning.

1. Move Naturally - People in Blue Zones don't necessarily "exercise" in the modern sense but incorporate natural movement into their daily routines.

Planning Applications

- Design walkable neighborhoods with accessible shops, parks, and services.
- Encourage active transportation: walking, cycling, public transport that involves movement.
- Promote community gardening and hands-on activities over sedentary entertainment.

Image Caption: Promote Active Transportation
Source: theguardian.com

2.Right Outlook

a. Purpose - Having a clear sense of purpose—called "ikigai" in Okinawa or "plan de vida" in Nicoya—can extend life expectancy by up to 7 years.

Planning Applications

- Programs that help people identify personal passions, career paths, or ways to contribute to community life.
- Support for lifelong learning, volunteering, and intergenerational mentorship programs.

Image Caption: Finding Purpose and Down Shift
Source: mindful.org

b. Down Shift - Stress leads to chronic inflammation and is associated with every major age-related disease. Blue Zone populations routinely "downshift" to reduce stress.

Planning Applications

- Encourage daily routines for relaxation, such as meditation, prayer, naps, or communal meals.
- City design should include green spaces, quiet zones, and community centers.
- Implement workplace policies promoting work-life balance and mental health breaks.

3. Eat Wisely

a. 80% Rule - "Hara hachi bu" is a Confucian mantra spoken before meals in Okinawa, reminding people to stop eating when 80% full.

Planning Applications

- Promote mindful eating through public health campaigns.
- Support portion control in restaurants and schools.
- Encourage slow eating environments like community dining.

b. Plant Slant - Diets in Blue Zones are primarily plant-based, with beans as the cornerstone. Meat is eaten sparingly.

Planning Applications

- Support community gardens and urban agriculture.
- Partner with schools and restaurants to serve plant-forward meals.
- Provide incentives for farmers' markets and local produce.

Image Caption: Farm to Table
Source: Agritecture.com

c. Wine at 5 - In moderation (1–2 glasses/day), especially with friends and food, wine can be beneficial.

Planning Applications

- Foster social spaces like outdoor cafés and community wine tastings.
- Encourage responsible, social drinking rather than solitary or binge drinking.
- Educate on the health risks and benefits of moderate alcohol use.

4. Connect

a. Right Tribe - People who live the longest are part of social circles that support healthy behaviors.

Planning Applications

- Promote social clubs, hobby groups, and walking or activity groups.
- Encourage residents to build support networks for shared wellness goals.
- Foster neighborhood bonding events and community involvement.

b. Loved Ones First - Long-living people prioritize family and close relationships.

Planning Applications

- Family-friendly policies: childcare, eldercare, multi-generational housing.
- Design homes and communities that enable intergenerational interaction.
- Encourage quality family time and rituals like family meals.

Image Caption: Community Connect and Belonging
Source: emgagethebrain.org

c. Belong - Most Blue Zoners belong to a faith-based community; attending services weekly can add 4–14 years to life expectancy.

Planning Applications

- Support faith-based and secular community groups.
- Provide shared spaces for gatherings, reflection, and connection.
- Promote inclusivity and spiritual wellness, regardless of religion.

1.3 WHAT IS THE COMPREHENSIVE PLAN PROCESS?

The 2026 City of South Fulton Comprehensive Plan process is a collaborative effort involving residents, business owners, and elected officials to shape the future growth and development of the city. It entails a thorough analysis of the community's physical, economic, social, and political factors, with robust public engagement to gather input and insights from stakeholders.

Comprehensive plans are designed to cover a long-range period and establish guiding principles for a community's economic growth and development. In the case of the City of South Fulton, the plan will serve as a blueprint for the city's trajectory over the twenty-year period. Importantly, it will be regularly updated at least every five years to ensure that the city's vision for the future remains relevant and achievable in the face of evolving challenges and opportunities.

By involving diverse voices and perspectives in the planning process, the 2026 Comprehensive Plan aims to reflect the collective aspirations and priorities of the City of South Fulton community. Through strategic planning and informed decision-making, the plan will help shape a prosperous, equitable, and sustainable future for all residents of the city.

In the comprehensive planning process, the city must meet the requirements set forth by the DCA, which include:

- A Physical, Economic, Social, and Political Analysis
- Public Engagement
    - Community Goals, Policies, and Vision
    - Needs and Opportunities
- Principles for Community Development and Growth
    - Future Land Use Map (FLUM)
    - Focus Area Map
    - Community Work Program
- Five-year Reassessment

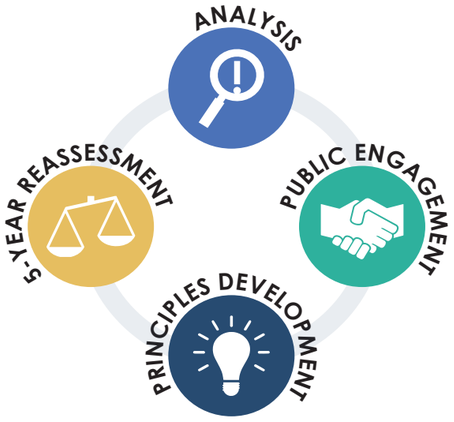


Image Caption: Pop Up Event #1 (2025)
Source: Sizemore Group

1.4 WHAT ARE THE BENEFITS OF A COMPREHENSIVE PLAN?

The planning process yields several benefits that positively impact the entire community:

1. **Quality-of-life improvement:** Through thoughtful planning, the community can maintain and enhance its quality of life, ensuring that residents have access to essential services, recreational opportunities, and a safe and healthy environment.
2. **Shared vision:** The planning process fosters a shared vision for the future of the community, where residents, businesses, and stakeholders collaborate to articulate common goals and aspirations.
3. **Protection of property rights:** The planning process safeguards private property rights while promoting responsible development that respects the rights and interests of property owners.
4. **Encouragement of economic development:** Comprehensive planning encourages and supports economic development initiatives that stimulate job creation, investment, and prosperity within the community.
5. **Guidance for development:** The planning process outlines clear guidelines for where, how, and when development will occur, as well as strategies for managing associated costs. This ensures that development aligns with community values and priorities.
6. **Creation of community spaces:** Comprehensive plans guide the creation of vibrant and functional community places and spaces that foster social interaction, recreation, and cultural enrichment.

By engaging residents, planning experts, city staff, and elected officials in discussions about land development, transportation, economic development, and other objectives, enables the community to make informed decisions.

Image Caption: Comp Plan Update Pop Up Event #1 (2025)
Source: Sizemore Group

Image Caption: Comp Plan Update Pop Up Event #1 (2025)
Source: Sizemore Group

1.5 HOW TO USE THIS COMPREHENSIVE PLAN

This document is intended for use by a wide range of stakeholders, including elected officials, city staff, property owners, developers, business owners, and citizens of the City of South Fulton. It serves as a comprehensive guide for both private and public development decisions within the city. Informing daily decisions on zoning, development, transportation, budget, allocation, grant applications, and programming.

Organized around core components required by the Georgia Department of Community Affairs (DCA) for local comprehensive plans, this document includes the following key elements:

REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments provides a status update on items listed in the previous Comprehensive Plan's Community Work Program. Review this portion of the document to determine what items were previously completed and what is still relevant and being carried forward in this document's new Community Work Program.

ASSESSMENT

The Assessment section provides a summary of relevant previous plans and studies that have an impact on this document as well as an assessment of the key plan elements: Demographics, Economic, Housing, Transportation, Broadband, Water, and Land Use.

COMMUNITY ENGAGEMENT

This section includes a summary of the community engagement strategies and events that were pivotal to the development of this plan.

ASSETS AND CHALLENGES

Assets and challenges highlight key strengths and issues to inform priorities, shape goals, and guide strategic decisions in the plan. These with each area of focus are incorporated into the goals section.

CONSOLIDATED VISION AND GOALS

The comprehensive plan articulates a consolidated vision for the City of South Fulton, comprising a vision and goals associated with the seven overarching goal areas of focus: land use; transportation; housing; economic development; community communication; infrastructure and facilities; natural resources; and broadband. This vision and associated goals are informed by technical analysis and input gathered through the community engagement process, providing a framework for future development and decision-making.

POLICIES

Findings from the assets and challenges assessment inform the development of plan policies and action steps aimed at addressing identified challenges and capitalizing on opportunities for growth and improvement.

FUTURE LAND USE MAP AND FOCUS AREA MAP

The plan includes updates to the Future Land Use Map and a Focus Area Map. These maps serves as a guiding tool for future development and zoning. These maps are recommended to ensure that there is consistency and compatibility in the rezoning and development approval decisions so that any growth occurs in line with the community's vision for its future.

COMMUNITY WORK PROGRAM

The Community Work Program outlines specific steps and initiatives that need to be undertaken to ensure the comprehensive plan's effectiveness and success. It serves as a roadmap for implementing the plan's goals and policies, guiding the City's actions over the plan's timeframe.

The plan is required to be updated every five years to ensure vision, goals, land use regulations, and community work program items align with current community priorities. While the five year mark requires review of work program items, the city is encourage to monitor the Community Work Program annually.

1.6 HISTORY AND CONTEXT

Although the City of South Fulton was officially incorporated in 2017, the area has a long and significant history that contributes to its identity today. Originally inhabited by the Muscogee (Creek) Nation, the region bears trace of indigenous agricultural practices, particularly along the Flint River. Following the Treaty of Indian Springs in 1821, the Creek Nation ceded portions of land to the State of Georgia, opening the area to Revolutionary War veterans and settlers from across Georgia and the southern coastal states.

Prior to incorporation, the communities that now make up the City of South Fulton played key roles in the broader development of southern Fulton County. The region benefited from its proximity to important railroad lines connecting Macon and Atlanta, strengthening regional trade and transportation networks to the port city of Savannah.

Located approximately ten miles southwest of downtown Atlanta, the City of South Fulton forms part of the southern metropolitan area. It lies within Fulton County and shares borders with Douglas, Coweta, and Clayton counties. The city encompasses a diverse mix of urban and suburban neighborhoods and is one of Georgia's largest cities by population, with over 115,000 residents according to ESRI, 2024. It spans roughly 85 to 90 square miles.

The city is home to several parks, nature preserves, and growing commercial corridors. Its location near Hartsfield-Jackson Atlanta International Airport, although not directly within city boundaries, positions it advantageously for economic development.

The City of South Fulton is also gaining recognition in Georgia's film and entertainment industries, with parts of the region serving as backdrops for major productions. The city continues to balance growth with its commitment to preserving natural resources, expanding infrastructure, and celebrating its cultural roots.

Image Caption: Historic Owl Rock Church
Source: City of South Fulton

Image Caption: South Fulton Administration Building
Source: Fulton County

Image Caption: South Fulton City Hall
Source: City of South Fulton

Image Caption: South Fulton Tennis Center
Source: City of South Fulton

1.8 REPORT OF ACCOMPLISHMENTS

The Report of Accomplishments is an account and explanation of all the projects listed in the Community Work Program from the previous Comprehensive Plan. The projects are identified with the following terminology:

Items labeled "**Completed**" have been finished within the five-year reporting period.

Items labeled "**Currently Underway**" have been initiated or have made partial progress as of the end of the five-year reporting period. They have been carried over into the new five-year reporting period for the next five-year work program.

Items labeled "**Postponed**" have been put on hold with justification and the intention of being resumed.

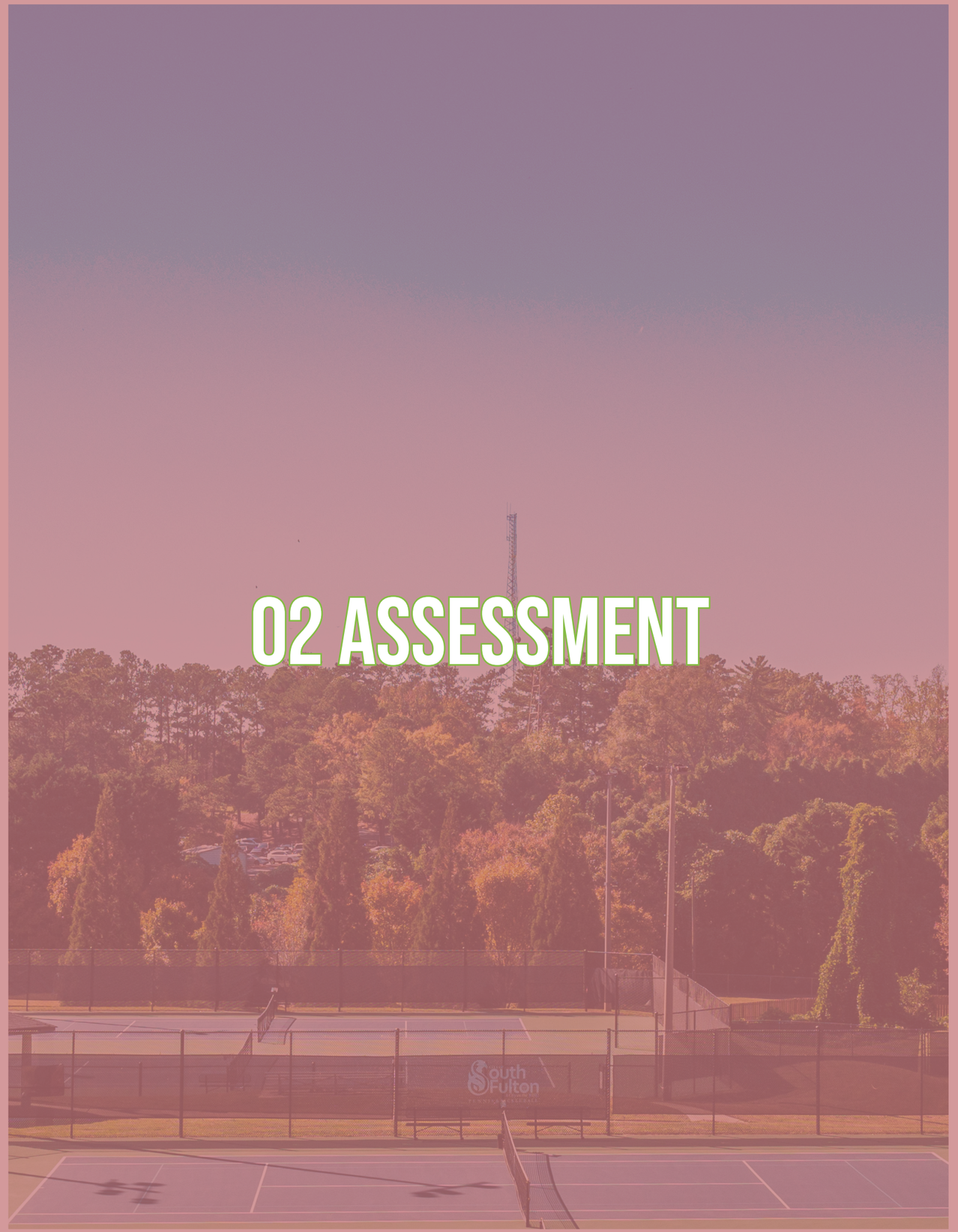
Items labeled "**No Longer Relevant**" have been deemed to no longer be relevant to the city and will not be carried over into the next five-year work program.

#	Activity	Timeframe					Estimated Cost	Responsible Dept./Agency	Funding Source	Status	Comments
		'22	'23	'24	'25	'26					
1	Develop a logo for City Street signs or sign toppers			X	X		$5,000	Public Works	Annual maintenance Local Funds	Completed	
2	Examine Zoning Code for new housing types and styles	X	X	X			Staff Time	CDRA		Postponed	To be completed by 2029 as a part of the Zoning Rewrite
3	Host 2 - 3 business networking events each year with at least one focused on under 35 workers		X	X	X		Staff Time	Economic Development		Completed	
4	Develop a commercial property inventory			X			Staff Time	CDRA and Economic Development		Postponed	To be completed by 2027
5	Participate and complete the Georgia Main Street Start-Up Program	X	X	X			Staff Time	Economic Development		Currently Underway	To be completed by 2030
6	Partner with organizations to promote South Fulton	X	X	X	X		Staff Time	Economic Development		Completed	
7	Develop an Impact Fee Program	X	X				$100,000	CDRA	Local Funds	Currently Underway	To be completed in 2025
8	Implement the model mile trail plan and identify trails opportunities in future development		X				$5 million	CDRA and Public Works	Local Funds TSPLOST ARC-TAP	Currently Underway	To be completed by 2028. Moved under Parks and Recreation Department in new CWP list
9	Develop training on planning issues for boards and committees	X	X				Staff Time	CDRA		Completed	
10	Develop a marketing site to promote economic development sites		X				Staff Time	Economic Development		Completed	
11	Create overlays for key areas within the city including major corridors	X	X	X	X	X	$100,000	CDRA	Local Funds and ARC	No Longer Relevant	Change in leadership
12	Update zoning code to allow for conservation subdivisions		X				Staff Time	CDRA		Postponed	To be completed by 2029 as a part of the Zoning Rewrite
13	Complete small area plans at activity nodes, including Fulton Industrial Area	X	X	X	X	X	$175,000 per area	CDRA	Local Funds and ARC	Postponed	To be completed by 2028
14	Limit new industrial zones to existing areas	X	X	X	X	X	Staff Time	CDRA		No Longer Relevant	Change in leadership

#	Activity	Timeframe					Estimated Cost	Responsible Dept./Agency	Funding Source	Status	Comments
		'22	'23	'24	'25	'26					
15	Develop a specific Distribution Center zoning category	X	X				Staff Time	CDRA		No Longer Relevant	Change in leadership
16	Develop industrial development design guidelines		X				$75,000	CDRA	Local Funds	Completed	
17	Continue to monitor neighboring jurisdictions land use plans and seek ways to work together	X	X	X	X	X	Staff Time	CDRA		Currently Underway	This is an ongoing process
18	Develop a Grown in South Fulton Label			X			Staff Time	CDRA and Economic Development		Completed	
19	Develop a Facade Improvement Program				X	X	Staff Time	CDRA		Completed	
20	Promote homeownership opportunities with city resources		X	X	X	X	Staff Time	CDRA		Currently Underway	This is an ongoing process
21	Explore exemptions for property tax for certain residents			X		X	Staff Time	City Manager		Completed	
22	Develop a City of South Fulton Transportation Plan			X			$500,000	Public Works		Postponed	To be completed by 2027
23	Develop Farmers Markets in Red Oak and Old National Areas or within Community Parks			X	X		Staff Time	CDRA and Economic Development		Completed	
24	Create a Community Agriculture Plan	X	X				$50,000	CDRA	Local Funds and Grants	Postponed	To be completed by 2027. Moved under Parks and Recreation Department in new CWP list
25	Participate in the Georgia Initiative in Community Housing		X	X	X		Staff Time	CDRA		Currently Underway	To be completed by 2030

#	Activity	Timeframe					Estimated Cost	Responsible Dept./Agency	Funding Source	Status	Comments
		'22	'23	'24	'25	'26					
26	Develop business incubator space	X	X				Staff Time	Economic Development		Currently Underway	To be completed by 2029
27	Complete an updated historic resources survey specific to South Fulton			X			Staff Time	CDRA		Postponed	To be completed by 2027
28	Add a Historic and Cultural resources layer to the City's GIS database				X		Staff Time	CDRA		Postponed	To be completed by 2028
29	Collect photos and stories to save in archives for future generations	X	X	X	X	X	Staff Time	CDRA		Completed	
30	Implement and coordinate the Parks and Recreation Master Plan with the Comprehensive Plan	X	X	X			Staff Time	CDRA		Currently Underway	To be completed by 2026. Moved under Parks and Recreation Department in new CWP list
31	Incorporate public art into projects and the new Town Center		X	X			Staff Time	CDRA and Economic Development		Currently Underway	This is an ongoing process
32	Partner with organizations to promote arts and place-making.		X	X	X	X	Staff Time	CDRA		Currently Underway	This is an ongoing process
33	Create a brown field/ greyfield program			X	X		Staff Time	CDRA		Postponed	To be completed by 2028
34	Develop a City Housing Strategy			X	X		$200,000	CDRA	Local Funds and ARC	Currently Underway	To be completed by 2026
35	Create a housing inventory		X	X			Staff Time	CDRA		Completed	
36	Develop a Pedestrian Safety Plan and Street Standards including Complete Streets Standards		X	X			$150,000	CDRA	Local Funds and ARC	Currently Underway	To be completed by 2028

#	Activity	Timeframe					Estimated Cost	Responsible Dept./Agency	Funding Source	Status	Comments
		'22	'23	'24	'25	'26					
37	Develop a creative bus shelter program for major transit routes			X	X		$10,000 per shelter	CDRA and Public Works	Local Funds	Currently Underway	To be completed by 2027
38	Continue South Fulton University and examine ways to incorporate the Comprehensive Plan into the curriculum	X	X	X	X	X	Staff Time	CDRA		Completed	
39	Develop a Community Engagement Playbook that standardizes Community Engagement for Plans and Projects	X	X				Staff Time	CDRA		No longer Relevant	Change in leadership
40	Develop an online development projects map		X				$12,000	CDRA and GIS	Local Funds	Completed	
41	Conduct an environmental assessment study to locate environmentally adverse items in the community and develop mitigation strategies		X				Staff Time	CDRA		Postponed	To be completed by 2029
42	Create a city campaign against littering and promoting environmental awareness			X			Staff Time	CDRA		Completed	
43	Introduce lessons on water system and protection acts at South Fulton University and consider presentation at council work sessions to promote awareness	X					Staff Time	CDRA		No longer Relevant	Change in leadership
44	Research best practices in environmental conservations strategies and propose new ordinances and policies as needed.	X	X	X			Staff Time	CDRA		Currently Underway	To be completed by 2028



The following section is a compilation of recent and/or relevant studies, documents, and visionary plans which have informed, overlapped with, or otherwise influenced this 2026 Comprehensive Plan Update. These sources provide valuable data, key insight, and diverse perspectives. These studies collectively contribute to the plan update and help to ensure a holistic and informed approach to shaping the City of South Fulton's vision and future development.

2.1 EXISTING STUDIES

South Fulton Economic Development Strategic Plan (June 2020)

The South Fulton Economic Development Strategic Plan, adopted in June 2020, provides a comprehensive framework to guide the city's economic growth by addressing demographic shifts, market dynamics, and community needs. The plan presents a data-driven approach to identify high-opportunity areas and strategic actions aimed at fostering a more resilient, inclusive, and sustainable economy.

The plan begins with an analysis of demographic and economic trends, highlighting key indicators such as population growth, household income, employment sectors, poverty rates, and commuting patterns. These insights help to understand both the strengths and challenges facing the city and its work force.

A real estate market analysis follows, offering detailed assessments of residential, retail, office, and industrial sectors. The study evaluates current vacancy rates, rental trends, and projected market demands, supporting informed decisions on land use and development.

The plan identifies several special opportunity areas that hold significant potential for targeted investment:

- Red Oak Historic District – selected for inclusion in the Georgia Main Street Program, emphasizing revitalization through design, economic vitality, promotion, and organizational support.
- South Fulton Parkway and Cedar Grove Road District - recommended for neighborhood-oriented commercial and office development.
- Old National Commons – highlighted for structural rehabilitation and new infill development opportunities.
- Old National Park – envisioned for long-term, high-density mixed-use development.
- Old National Highway/ Jonesboro Road Corridor – designated for enhanced neighborhood-serving retail.

Image Caption: Cover Page South Fulton Economic Development Strategic Plan
Source: City of South Fulton

Extensive community engagement, including surveys and SWOT analysis, revealed priorities such as workforce development, infrastructure improvements, and support for local businesses. The plan concludes with a phased action strategy addressing both short- and long-term goals, designed to attract investment, expand employment opportunities, and elevate the overall quality of life for residents of the City of South Fulton.

South Fulton Streetlight Master Plan (July 2023)

The plan focuses on improving safety, visibility, and energy efficiency through enhanced street lighting. Key elements include:

- **Assessment of Existing Infrastructure:** Detailed evaluation of lighting conditions, including areas with insufficient illumination, outdated fixtures, and inconsistent standards.
- **Recommendation:** Transition to LED lighting for energy savings.
    - Implementation of uniform lighting levels based on national guidelines.
    - Development of solar lighting options for cost efficiency.
- **Public Engagement**: Input from stakeholders and residents highlighted safety concerns in high-traffic and pedestrian areas.
- **Implementation Strategy:** Immediate, short-term, and long-term upgrades are mapped out with estimated costs and funding strategies.

Image Caption: Cover Page South Fulton Streetlight Master Plan
Source: City of South Fulton

South Fulton Comprehensive Plan (2021)

As the city's first comprehensive plan, this document serves as a blueprint for sustainable growth and development. Key sections include:

- **Community Vision and Goals:**
    - Establishing equitable access to resources.
    - Enhancing economic competitiveness while preserving community character.
- **Infrastructure Prioritization:** Focus on transportation, housing, and public facilities.
- **Public Engagement:** Virtual and in-person events collected community input, emphasizing themes like environmental sustainability, affordable housing, and connectivity.
- **Implementation:** A robust framework for future projects tied to measurable outcomes.

Since its incorporation in 2017, the City of South Fulton has been laying the foundation for a thriving, inclusive future. Our South Fulton: The 2021 Comprehensive Plan marked the city's first full-scale roadmap, setting the stage for long-term growth and development. More than just a policy document, the Plan was designed to articulate a shared vision, defining goals, guiding zoning and land use decisions, and informing budgeting and programming efforts.

What sets this plan apart is its deep commitment to community input. Through a series of public engagement opportunities, residents were invited to actively shape the future of their city. These collaborative efforts led to the identification of six key community goals:

1. Ensure stable housing for all
2. Build trust within the community
3. Create an economic engine for the south side
4. Develop a unique South Fulton identity
5. Strengthen the sense of community
6. Improve access to transportation and broadband

To bring these goals to life, the Plan outlines actionable recommendations. For instance, in addressing housing stability, it proposes support for potential home buyers through financial counseling and access to loans. To promote transparency and build trust, the Plan recommends using the city's website as a central hub for updates on current and future projects.

By grounding policy in the voices of its citizens, Our South Fulton is more than a plan, it's a promise. A promise to grow thoughtfully, inclusively, and with the community at its heart.

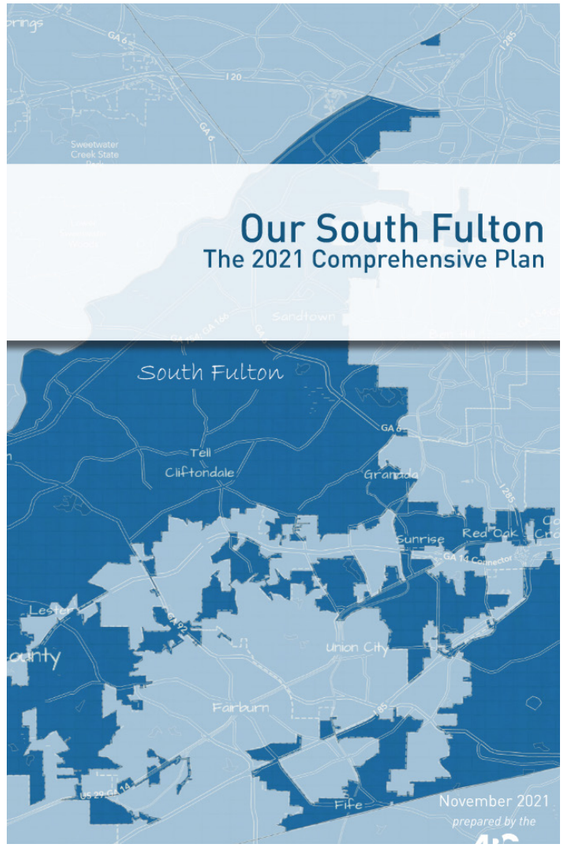


Image Caption: Cover Page South Fulton Comprehensive Plan
Source: City of South Fulton

Old National Highway Livable Centers Initiative (2022)

This initiative aims to revitalize the Old National Highway corridor, focusing on economic development, mobility, and community connectivity. Key takeaways include:

- **Vision:** Establishing the corridor as a signature street that reflects South Fulton's identity.
- **Community-Driven Approach:** Input from stakeholders, residents, and business owners helped identify specific needs and opportunities.
- **Proposed Improvements:**
    - **Short-term projects:** Enhanced pedestrian crossings, bus shelters, and streetscape improvements.
    - **Long-term vision:** Mixed-use developments, better transit integration, and place-making.

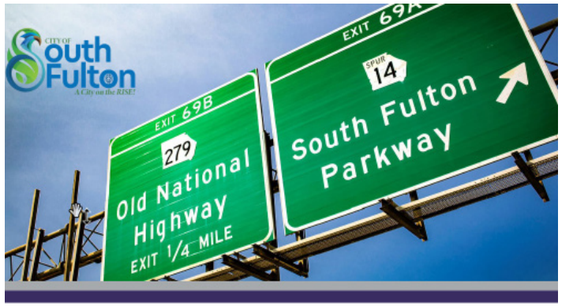
The Old National Highway LCI Report, outlines a comprehensive plan to enhance transportation, land use, and economic vitality along the Old National Highway corridor in the City of South Fulton. The study aims to transform the area into a more livable, accessible, and economically vibrant community.

The primary objectives of the report include improving multi-modal transportation, encouraging mixed-use and pedestrian-friendly development, enhancing public aesthetics, attracting investment, and ensuring community involvement. The study area encompasses a corridor that links residential neighborhoods with commercial centers and community services, identifying opportunities to improve connectivity, safety, and overall quality of life.

Key findings revealed some zoning inconsistencies, limited pedestrian infrastructure, heavy vehicular traffic, declining commercial aesthetics, and the underutilization of valuable land. The report recommends a series of strategic initiatives, beginning

with land use and zoning adjustments to support higher-density, mixed-use, and transit-oriented development. It also emphasizes the need for street scape enhancements, such as sidewalks, bike lanes, and improved intersections, to increase safety and accessibility for all users.

Urban design guidelines propose improvements to building facades, signage, and public spaces to foster a cohesive and attractive environment. A phased implementation strategy outlines short-, mid-, and long-term actions, including infrastructure upgrades, zoning reforms, development incentives, and comprehensive redevelopment of priority sites.



Old National Highway Livable Centers Initiative (LCI)

Image Caption: Cover Page City of South Fulton Old National Highway LCI
Source: City of South Fulton

Ultimately, the report presents a visionary framework that balances development and community character. It promotes collaboration among public and private stakeholders to revitalize Old National Highway in a way that supports sustainable growth and aligns with regional livability goals.

The report provides a comprehensive vision for the revitalization of the Old National Highway corridor. Through coordinated planning, community involvement, and phased implementation, it seeks to create a vibrant, connected, and economically sustainable community aligned with regional livability goals.

Capitalizing on the momentum of the LCI study, the Old National Highway LCI Brokers' Roundtable Implementation Report (December 2023) outlines a strategic effort by the City of South Fulton to catalyze economic development along the Old National Highway corridor by engaging real estate brokers and developers. Centered on four key "catalytic sites," the report highlights strong development potential driven by the corridor's proximity to Hartsfield-Jackson Airport, major highways, and planned transit investments like Bus Rapid Transit (BRT). Brokers emphasized the need for increased residential density ("rooftops"), mixed-use development, streamlined permitting, and clear incentives to attract investment. The report recommends proactive zoning updates, targeted public investments (especially near the TOD site), and placemaking strategies to create walkable, vibrant destinations.

In 2025 the City produced an Urban Design Plan which further visioned the catalytic sites along Old National Highway and recommended specific design elements for achieving the desired outcomes of revitalization of the corridor. The resulting framework plan incorporates citizen-driven interactive engagement and the expertise of design professionals to create a cohesive, unified, and actionable vision.

City of South Fulton Strategic Plan (2023)

The City of South Fulton's 2020–2023 Strategic Plan outlines a short-term vision focused on building foundational systems, improving service delivery, and advancing community-driven goals in alignment with its Comprehensive Plan. Developed through extensive public input, including town hall meetings and surveys, the plan identifies five strategic focus areas:

1. Strong Teams – The plan emphasizes internal collaboration, leadership development, and customer service improvement to build a cohesive, professional government.

Image Caption: Cover Page City of South Fulton Strategic Plan
Source: City of South Fulton

2. Infrastructure and Finances – Prioritizes investments in roads, public safety, parks, and storm water systems while aiming to diversify revenue sources through grants, impact fees, and improved financial planning.
3. Community Collaboration and Quality of Life – Aims to enhance public safety, walkability, arts and culture, and services for youth and seniors, with projects like park master planning and sidewalk networks.
4. Economic Development – Supports zoning reform, mixed-use development, a new City Center, and business attraction strategies. Branding, tourism, and regional partnerships are key elements.
5. Efficient Government – Focuses on transparency, performance tracking, technology upgrades, and timely service delivery through platforms like Open Gov.

The plan reflects strong public desire for safer neighborhoods, better infrastructure, economic opportunity, and greater trust in government. It complements the long-term goals of the Comprehensive Plan by addressing near-term operational needs, fostering sustainable growth, and strengthening South Fulton's identity as a livable, connected, and forward-looking city.

Southern Fulton Comprehensive Transportation Plan (2020)

The City of South Fulton recognizes transportation as a critical foundation for achieving its long-term goals of equity, sustainability, economic vitality, and quality of life. As a newly incorporated city, South Fulton has a unique opportunity to plan a multimodal transportation network that reflects the needs and aspirations of its residents and businesses.

This Transportation Plan seeks to:

- Improve mobility and access for all users, drivers, pedestrians, cyclists, and transit riders.
- Enhance safety and connectivity across neighborhoods, business corridors, and civic amenities.
- Support economic development through strategic infrastructure investments.
- Promote environmental sustainability by reducing car dependency and improving trail networks.

Image Caption: Cover Page of Southern Fulton Comprehensive Transportation Plan
Source: City of South Fulton

Key Elements

1. Roadway Infrastructure: The city has prioritized resurfacing over 100 subdivision roads, improving 11 major corridors, and completing critical bridge projects such as Butner Road and Enon Road. Traffic signal upgrades and intersection safety enhancements are being implemented to reduce congestion and improve travel conditions.
2. Multimodal Connectivity: Aligned with the AeroATL Greenway Plan, the city is advancing trail and sidewalk development to promote walkability and active transportation. The Wolf Creek Trail and the Camp Creek Trail are examples of planned regional linkages aimed at improving non-vehicular travel options.
3. Transit and Access: Though the city currently relies on MARTA and regional services, it aims to enhance local transit accessibility, improve last-mile connections, and explore future light rail opportunities through regional partnerships.
4. Complete Streets and Safety: South Fulton is adopting Complete Streets principles to design roads that are safe and functional for all users. Emphasis is placed on safe crossings, pedestrian-friendly corridors, traffic calming, and ADA-compliant infrastructure.

Implementation Priorities

- Develop a citywide sidewalk and trails master plan
- Secure federal and state transportation grants
- Establish traffic operations standards and performance monitoring
- Collaborate with ARC, GDOT, and neighboring cities for regional connectivity

The Transportation Plan builds on the momentum from the city's Strategic Plan (2020–2023) and reflects community input for safer, more accessible, and efficient mobility options. It supports the city's long-term vision of becoming a connected, inclusive, and economically dynamic municipality.

Aerotropolis Greenway Plan (Design services) November 2018

The AeroATL Greenway Plan, spearheaded by the Aerotropolis Atlanta Alliance and CIDs, proposes a visionary greenway trail network across the Aerotropolis region, including the City of South Fulton. The plan is funded through a 2017 Atlanta Regional Commission (ARC) grant and local partners, aiming to create a comprehensive bike and pedestrian trail network that connects people, places, and opportunities around Hartsfield-Jackson Atlanta International Airport.

Plan Objectives:

- Improve regional multi-modal connectivity.
- Support economic development around the airport.
- Enhance quality of life and public health.
- Integrate existing and future plans into a unified trail system.

Study Area:

Image Caption: Cover Page City of South Fulton AeroATL Greenway Plan
Source: City of South Fulton

The plan covers approximately 48,000 acres, spanning multiple jurisdictions including South Fulton, and targets improved connectivity among local cities, Clayton and Fulton counties, and the airport.

Key Components:

1. Regional Framework:
   - Airport Loop: 15-mile trail around the airport for bikes/pedestrians.
   - Downtown Loop: Connects local business centers and redevelopment zones.
   - Outer Ring and Spokes: Links parks, schools, and community centers, extending toward regional trails like the Belt Line.
2. Local Network:
   - Over 350 miles of trails, refined to connect neighborhoods to services, schools, and transit.
3. Public Engagement:
   - 600+ survey responses, stakeholder interviews, and public meetings shaped the plan.
   - A Local Partners Team, including South Fulton representatives, guided development.
4. Priority Trails for South Fulton:
   - Camp Creek Parkway
   - Butner Road
   - Welcome All Road
   - Roosevelt Highway
5. Model Mile for South Fulton:
   - The Wolf Creek Trail: A 1.6-mile multi-use trail from Enon Road to Butner Road, connecting to the Camp Creek Trail.

The plan provides a ready framework for trail development that aligns with comprehensive planning initiatives aimed at community enrichment, mobility improvements, and place-making.

Atlanta Regional Commission's Arts, Culture, and Creative Place-making Strategic Plan (2019)

The Atlanta Regional Commission's Arts, Culture, and Creative Placemaking Strategic Plan (2019) was a five-year initiative aimed at integrating arts and culture into regional planning to enhance quality of life, equity, and community identity across Metro Atlanta. The plan outlined five strategic goals, including supporting cultural diversity, involving artists in civic decisions, leading creative placemaking efforts, embedding arts in daily operations, and fostering a collaborative regional arts ecosystem. The key recommendations of the report included the creation of public information center to promote arts-related initiatives, develop

Image Caption: Cover Page Atlanta Regional Commission ACC Place-making Strategic Plan
Source: City of South Fulton

an arts and culture database and launch leadership programs like Art Leaders of Metro Atlanta (ALMA).

Over the past several years, South Fulton has made notable progress aligning with the ARC's Arts, Culture, and Creative Placemaking Strategic Plan. The city's Cultural Affairs Department, operating through the Southwest Arts Center, has delivered arts education to over 1,800 students in 2024 across visual arts, dance, theatre, and technical disciplines. It has also produced large-scale community festivals like Juneteenth and Azúcar!, attracting diverse audiences and celebrating Black and Latino culture. South Fulton Arts (SFA) has launched robust programming for 2024–2025, including gallery exhibitions, spoken-word events, workshops, a benefit concert, and a new culinary arts series, while supporting 18 artists and organizations through its "SFA Create" partner initiative. Additionally, cultural leaders from the city participated in ARC's 2023 Culture and Community Design program, a hands-on leadership development initiative that embeds cultural planning in civic design.

South Fulton Design Services (2025)

This report outlines the planning, programming, design guidelines, and implementation strategy for the strategic development of key sites within the Old National Corridor, Red Oak District, and the South Fulton Parkway–Cedar Grove intersection. It is built upon the South Fulton Economic Development Strategic Plan (2020), which first identified these sites as priority areas for intervention.

The study begins with a thorough analysis of existing conditions, incorporating findings from previous planning efforts, current infrastructure and land use, key landscape and environmental features, and transportation and commuting patterns. This foundational assessment ensures informed and context-sensitive design and planning decisions.

Relevant case studies of comparable developments were reviewed to draw insights into successful revitalization strategies and design models applicable to the sites under study.

A comprehensive market analysis was conducted to assess current vacancy and rental rates, market demand for residential, retail, and office uses and emerging development trends. These findings guided the programming and land use recommendations for each site.

Multiple rounds of stakeholder meetings and community engagement sessions were held to

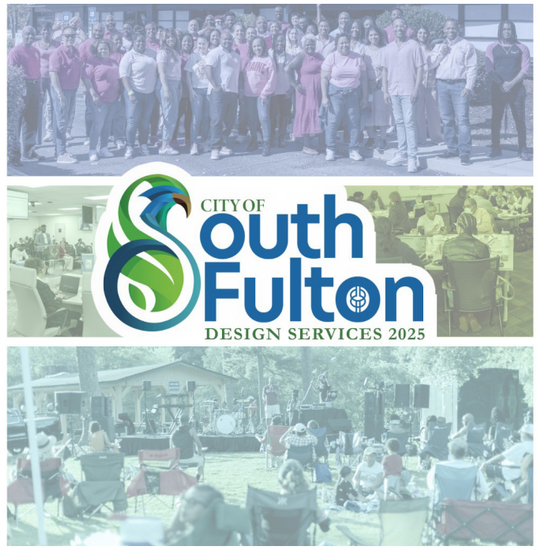


Image Caption: Cover Page City of South Fulton Design Services
Image Caption: City of South Fulton

integrate local perspectives, priorities, and aspirations into the development strategy.

Detailed urban design concepts were developed for the following areas:

1. Old National Corridor
   - Old National Commons: A mixed-use, pedestrian-oriented center
   - Old National Park: Recreational and ecologically centered mixed-use community
   - Crestwood Adjacent Site: Infill development with residential focus
   - Tri-County Station: A gateway site with high potential for retail development
2. South Fulton Parkway and Cedar Grove Intersection – strategic development node with a mix of employment, retail, and housing
3. Red Oak District – Revitalization along Roosevelt Highway and Washington Street with an emphasis on historic preservation, walkability, and small business support.

City of South Fulton Housing Assessment Study (2025)

The City of South Fulton currently has about 44,000 housing units serving a population of just over 112,000 residents. Of this stock, only about 1,000 units are supported as federally affordable housing, highlighting a significant shortfall for lower-income households. The city's homeownership rate remains relatively strong at around 70%, but many residents struggle to find housing options that match their income levels.

Affordability is one of the most pressing issues. The median home value is approximately $270,600, while new construction homes are often priced well above $600,000, putting them out of reach for many local households. Renters face similar challenges, with median monthly rents around $1,600 and more than half of renter households considered cost-burdened, meaning they spend more than 30 percent of their income on housing.

Market trends show that housing prices have softened slightly, with a current median sale price of around $315,000, a 1.9 percent decrease from the previous year. However, homes are taking longer to sell, staying on the market an average of 84 days compared to 61 days the year before. Despite these shifts, the demand for new housing remains strong. Projections indicate the city will need roughly 11,500 additional housing units by 2050 to keep pace with population and job growth. The assessment also identified several structural challenges. These include a persistent affordability gap, high renter cost burdens, and a lack of diverse housing options, with the market heavily weighted toward single-family homes. The city also faces tension between the need for more development and community resistance to new housing projects, which can slow down progress. To address these issues, the housing assessment recommends expanding affordable housing production, both for rental and ownership, and encouraging more mixed-income and mixed-use developments to diversify the housing market. It also emphasizes the importance of developing housing tailored for seniors and young professionals, aligning zoning and land use policies with future housing demand, and strengthening community engagement to build trust and support for new projects. In conclusion, South Fulton faces a critical challenge in balancing growth with affordability and accessibility. Without a coordinated strategy to expand and diversify its housing stock, the city risks worsening cost burdens and limiting opportunities for its residents as demand continues to rise.

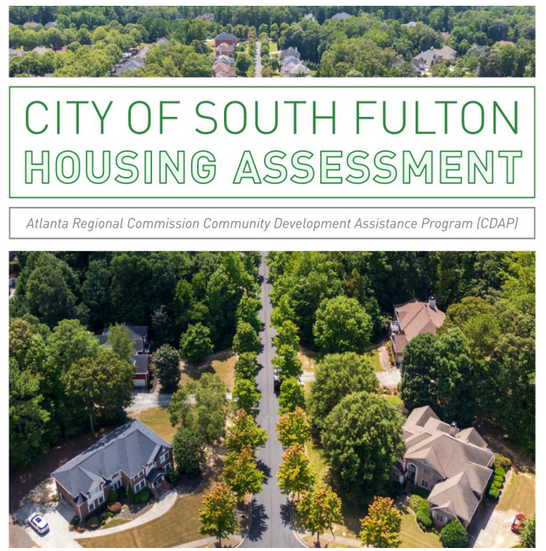


Image Caption: Cover Page City of South Fulton Housing Assessment
Image Caption: City of South Fulton

2.2 TIMELINE OF EXISTING STUDIES

Timeline of Relevant Studies within the Last Decade

2018: AEROATL GREENWAY PLAN

2019: ATLANTA REGIONAL COMMISSION'S ARTS, CULTURE, AND CREATIVE PLACEMAKING STRATEGIC PLAN

2020: SOUTH FULTON ECONOMIC DEVELOPMENT STRATEGIC PLAN

2020: SOUTHERN FULTON COMPREHENSIVE TRANSPORTATION PLAN

2021: SOUTH FULTON COMPREHENSIVE PLAN

2022: OLD NATIONAL HIGHWAY LIVABLE CENTERS INITIATIVE

2023: SOUTH FULTON STREETLIGHT MASTER PLAN

2023: CITY OF SOUTH FULTON STRATEGIC PLAN

2025: CITY OF SOUTH FULTON DESIGN SERVICES

2025: CITY OF SOUTH FULTON HOUSING ASSESSMENT

2026

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2.3 DEMOGRAPHICS

The City of South Fulton is a growing city located in southern Fulton County. Demographic trends are contextualized using local and regional geographies, including Southern Fulton County, which includes Fulton County municipalities south of the City of Atlanta, Fulton County, and the Atlanta metropolitan area.

Population Trends

The population of South Fulton was estimated to be 115,341 as of 2024 according to ESRI. This is a substantial increase of 36.1% since 2010 where the population was 84,759. The compound annual growth rate (CAGR) was 2.2% between 2010 and 2024, higher than neighboring cities that's CAGR were less than 2%. South Fulton's significant growth has made it the 7th largest city in Georgia by population.

The City of South Fulton is growing at a rate greater than its peers, the county, and the MSA. This growth rate is important to consider when making land use decisions, encouraging housing development, and making infrastructure investments.

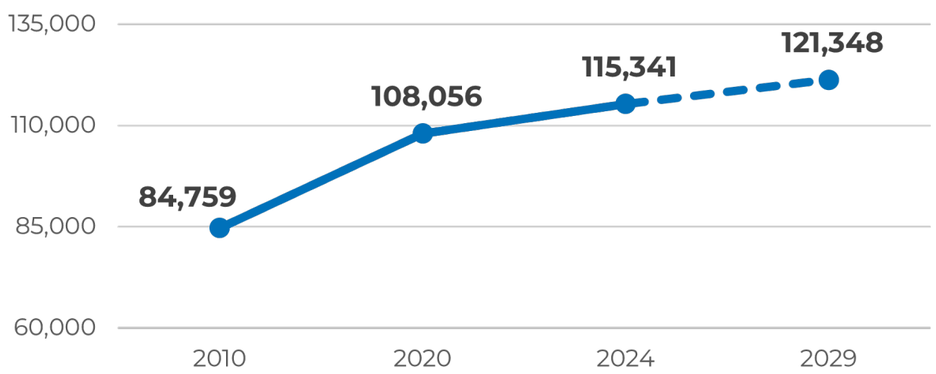


Image Caption: Population Trend, City of South Fulton
Source: ESRI; Kimley-Horn

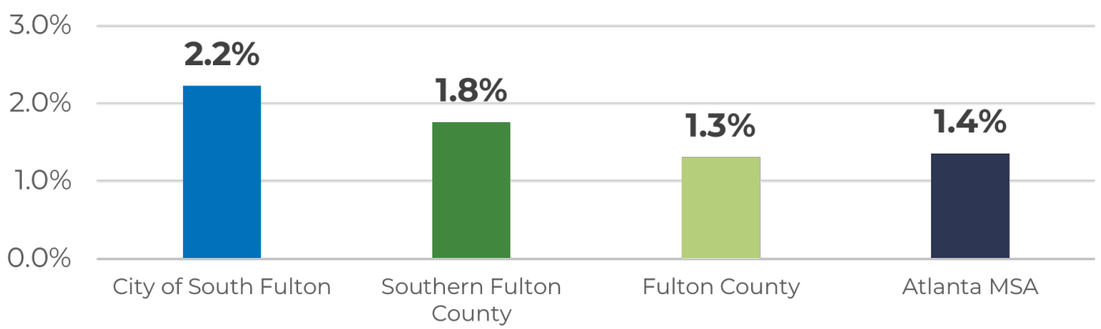


Image Caption: Population Growth Trends
Source: ESRI; Kimley-Horn

Area	2010	2020	2024	2029	2010-2024 Δ #	2010-2024 Δ %	2010-2024 Δ CAGR
City of South Fulton	84,759	108,056	115,341	121,348	30,582	36.1%	2.2%
Southern Fulton County	173,921	211,678	222,011	229,804	48,090	27.7%	1.8%
Fulton County	920,547	1,066,677	1,103,779	1,128,687	183,232	19.9%	1.3%
Atlanta MSA	5,298,373	6,104,839	6,399,310	6,649,134	1,100,937	20.8%	1.4%
Market Area % MSAs	**1.6%**	**1.8%**	**1.8%**		**2.8%**		

Image Caption: Comparison of Population Trends
Source: ESRI; Kimley-Horn

AGE

The City of South Fulton and Southern Fulton County have a greater share of children ages 0-14 than Fulton County.

The median age of the City of South Fulton residents in 37.9, which is slightly higher than Southern Fulton County (37.1), Fulton County (36.2), and the Atlanta MSA (37.9).

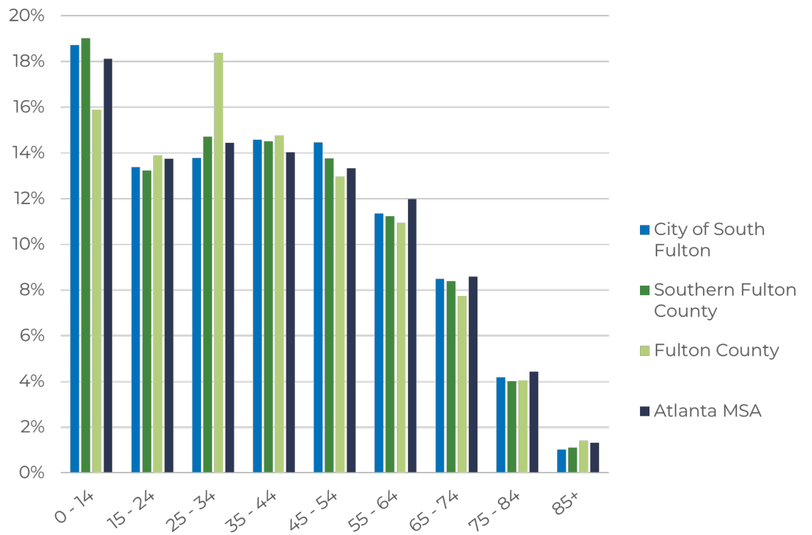


Image Caption: Comparison of Population Shares by Age, 2024
Source: ESRI; Kimley-Horn

RACE

The City of South Fulton is a predominately Black city. A majority, over 90%, of residents in the City of South Fulton identify as Black. An estimated 3.5% of residents identify as two or more races, and 3.2% identify as white.

The City of South Fulton and Southern Fulton County have a greater share of Black residents than Fulton County and the Atlanta metro area.

A small percentage, 3.4%, of South Fulton residents identify as Hispanic.

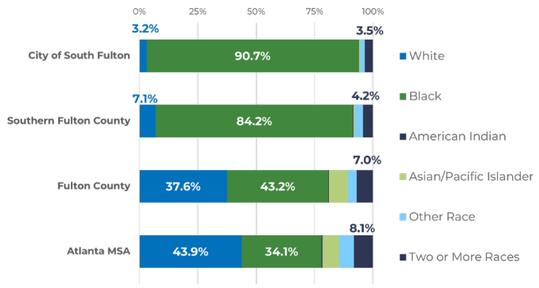


Image Caption: Comparison of Population Shares by Race, 2024
Source: ESRI; Kimley-Horn

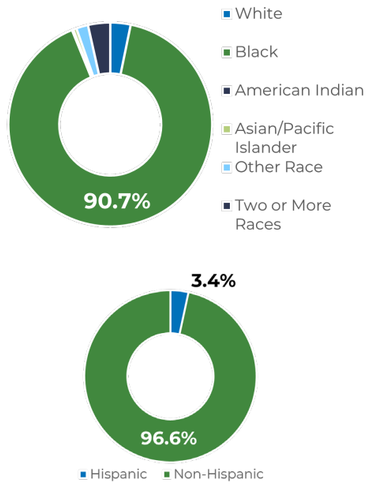


Image Caption: Race and Ethnicity, City of South Fulton 2024
Source: ESRI; Kimley-Horn

EDUCATIONAL ATTAINMENT

The City of South Fulton has a lower share of residents with bachelor's and graduate degrees than Fulton County and the Atlanta MSA but a greater share of residents with an associate degree.

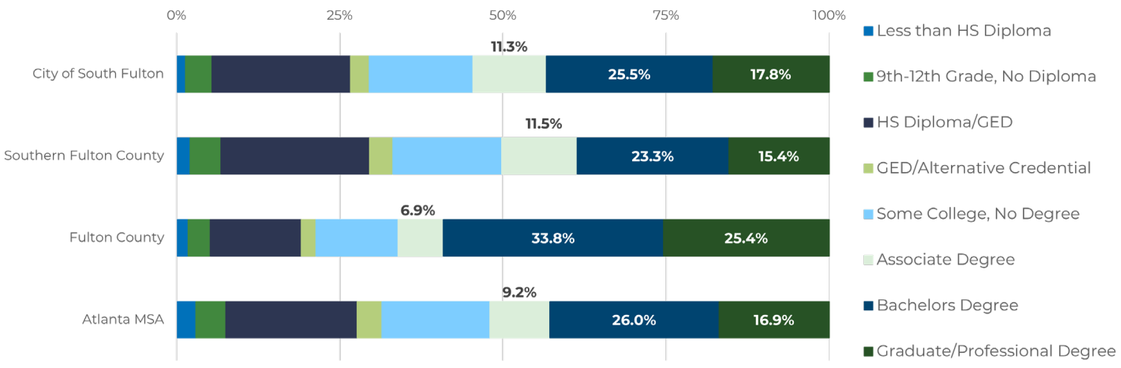


Image Caption: Education Attainment, 2024
Source: ESRI; Kimley-Horn

HOUSEHOLD CHARACTERISTICS

There were an estimated 42,377 households in the City of South Fulton in 2024. The city's compound annual growth rate (CAGR) of total households from 2010 to 2024 was 2.3%, growing at a rate greater than Southern Fulton County, Fulton County, and the Atlanta metro area.

The average household size in the City of South Fulton in 2024 was 2.72. Household size in the city is greater than Southern Fulton County, Fulton County, and the Atlanta metro.

Area	2010	2020	2024	2029	2010-2024 Δ #	2010-2024 Δ %	2010-2024 Δ CAGR
City of South Fulton	30,869	39,310	42,377	45,560	11,508	37.3%	2.3%
Southern Fulton County	65,790	81,189	86,346	91,219	20,556	31.2%	2.0%
Fulton County	376,366	448,566	473,533	497,992	97,167	25.8%	1.7%
Atlanta MSA	1,948,247	2,263,050	2,390,448	2,513,475	442,201	22.7%	1.5%

Image Caption: Comparison of Household Trends, 2024
Source: ESRI; Kimley-Horn

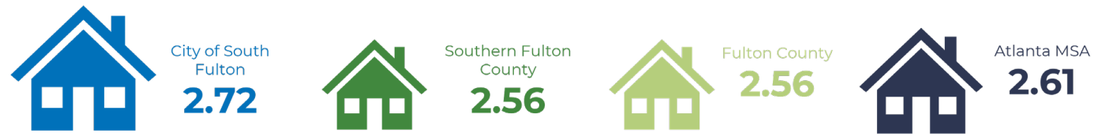


Image Caption: Average Household Size, 2024
Source: ESRI; Kimley-Horn

MEDIAN HOUSEHOLD INCOME

The 2024 median housing income in South Fulton was $83,069, which is higher than that of Southern Fulton County, but lower than Fulton County or the Atlanta MSA.

The City of South Fulton has a greater share of household earning between $50,000 and $150,000 than Southern Fulton County, Fulton County, and the Atlanta MSA, with nearly 53% of the population falling in these income ranges.

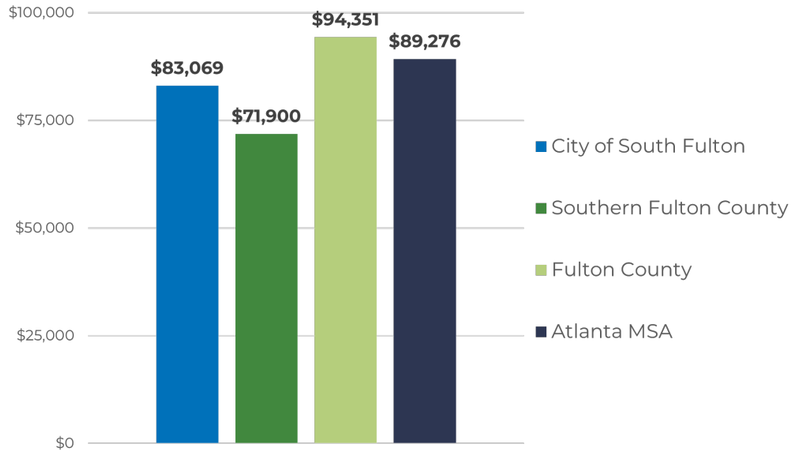


Image Caption: Comparison of Median Household Income, 2024
Source: ESRI; Kimley-Horn

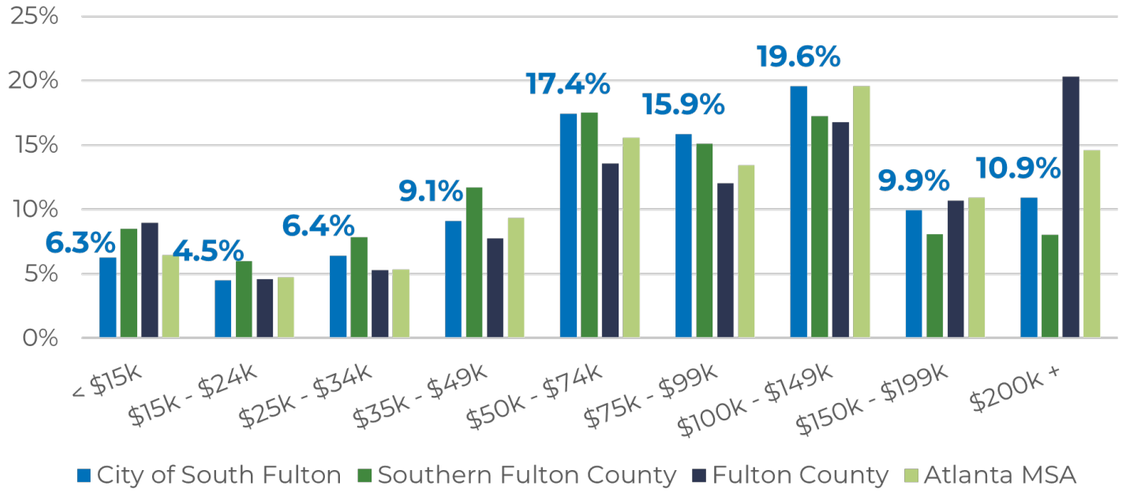


Image Caption: Comparison of Household Shares by Income Cohort, 2024
Source: ESRI; Kimley-Horn

Image Caption: City of South Fulton Public Event at Wolf Creek Amphitheater
Source: City of South Fulton

KEY TAKEAWAYS

- In 2024, the City of South Fulton had an estimated population of 115,341.
- The city is growing at a rate of 2.3%, faster than its peers, the county, and the MSA.
- The median age of City of South Fulton residents is 37.9.
- The City of South Fulton is a majority Black city, with 90.7% of residents identifying as Black.
- The city has a greater share of residents who have earned an associates degree or higher when compared to Southern Fulton County and the MSA.
- Household sizes are greater in the City of South Fulton with an average household size of 2.79, indicating a potential for a larger number of families in the city.
- While the city's median household income of $83,069 is less than the county and MSA, the City of South Fulton has a higher median household income than its peer cities.

2.4 ECONOMIC PROFILE

The economic profile analyzes employment, top industries, and commuting trends in and near the City of South Fulton. These economic trends show how employment patterns have changed since the last comprehensive plan and reveal potential economic development opportunities in the city.

The City of South Fulton hosts nearly 44,500 jobs, a majority of which are in warehousing and manufacturing industries, attributable to the presence of Fulton Industrial Boulevard within the city. While many South Fulton residents commute to nearby cities like Atlanta for work, the City of South Fulton maintains a large daytime population as people commute to the city for work.

EMPLOYMENT SNAPSHOT – CITY OF SOUTH FULTON JOBS

In 2022, the City of South Fulton had an estimated 44,488 full-time jobs. The top industries in the city are:

- Transportation and Warehousing (22.4%)
- Wholesale Trade (17.2%)
- Manufacturing (16.5%)

Many of these jobs are located on Fulton Industrial Boulevard, making it a key area for employment and economic activity in the city.

From 2015 to 2022, the Transportation and Warehousing sector grew most significantly in the City of South Fulton, adding over 1,300 jobs. The Manufacturing sector and Public Administration sectors were just behind, adding jobs as business in Fulton Industrial Boulevard continues to grow.

- Transportation and Warehousing (+1,368 Jobs)
- Manufacturing (+984 Jobs)
- Public Administration (+589 Jobs)

While the Transportation and Warehousing and Manufacturing sectors were two of the largest sectors in 2015, their continued growth over the years indicates robust economic development and a strengthening job market in these industries.

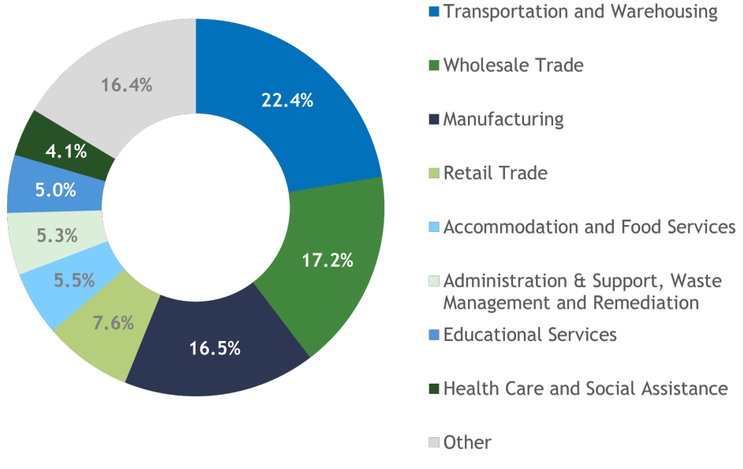


Image Caption: Jobs by Sector, City of South Fulton, 2022
Source: LEHD On The Map, 2022; Kimley-Horn

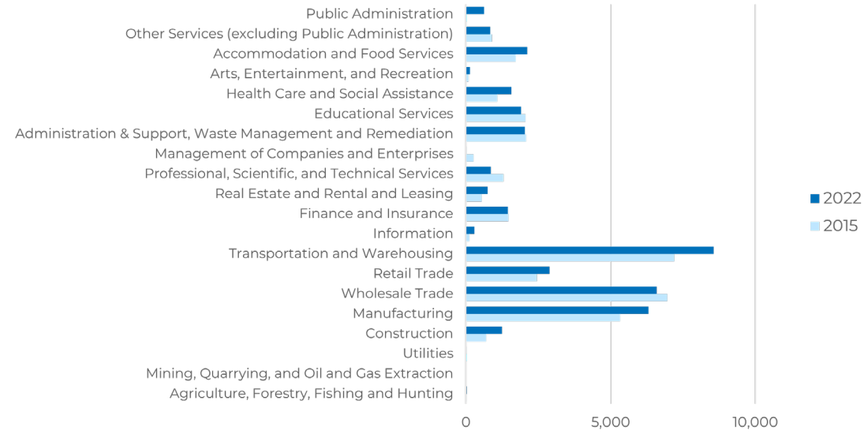


Image Caption: Sector Growth by Job Count, City of South Fulton, 2015 - 2022
Source: LEHD On The Map, 2022; Kimley-Horn

EMPLOYMENT SNAPSHOT – CITY OF SOUTH FULTON RESIDENT EMPLOYMENT

In 2022, the City of South Fulton had an estimated 49,532 employed residents who work inside and outside of the city. The top industries that residents are employed within were:

- Transportation and Warehousing (14.3%)
- Healthcare and Social Assistance (12%)
- Administration and Support, Waste Management and Remediation (10.2%)

From 2017 to 2022, the Transportation and Warehousing sector saw the most significant growth among the City of South Fulton residents, followed closely by the Professional, Scientific, and Technical Services sector and the Management of Companies and Enterprises sector.

- Transportation and Warehousing (+2,512 Residents employed in the sector)
- Professional, Scientific, and Technical Services (+1,299 Residents employed in the sector)
- Management of Companies and Enterprises (+770 Residents employed in the sector)

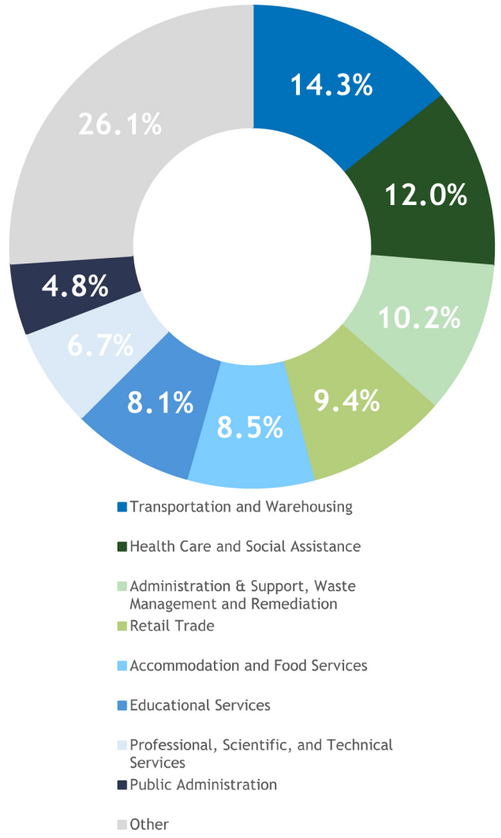


Image Caption: Resident's Employment by Sector, City of South Fulton, 2022
Source: LEHD On The Map, 2022; Kimley-Horn

EMPLOYMENT LOCATIONS

Most jobs in the City of South Fulton are concentrated in Fulton Industrial Boulevard in the northwest portion of the city. Fulton Industrial Boulevard includes facilities for multiple Fortune 100 companies, including Amazon, Pepsi, and Coca-Cola.

Commercial nodes represent other job centers throughout the city, particularly in the southern portion of the city.

Top employers in the City of South Fulton were identified using the city's business permitting data. The top employers were reported based on the number of reported employees they employed in 2024 and are summarized below.

- United Parcel Service (UPS) – 795 employees*
- United Natural Foods – 560 employees
- The City of South Fulton - 501 employees
- Pepsi – 450 employees
- Walmart Store #3741 – 336 employees
- Walmart Store #3401 – 335 employees
- Miller Zell Inc. – 293 employees
- GF Piping System – 258 employees
- Manheim Remarketing – 246 employees
- Global Clothing Industries – 239 employees
- Home Depot Store #130 – 239 employees

*Some employees in this figure may be employed outside the City of South Fulton

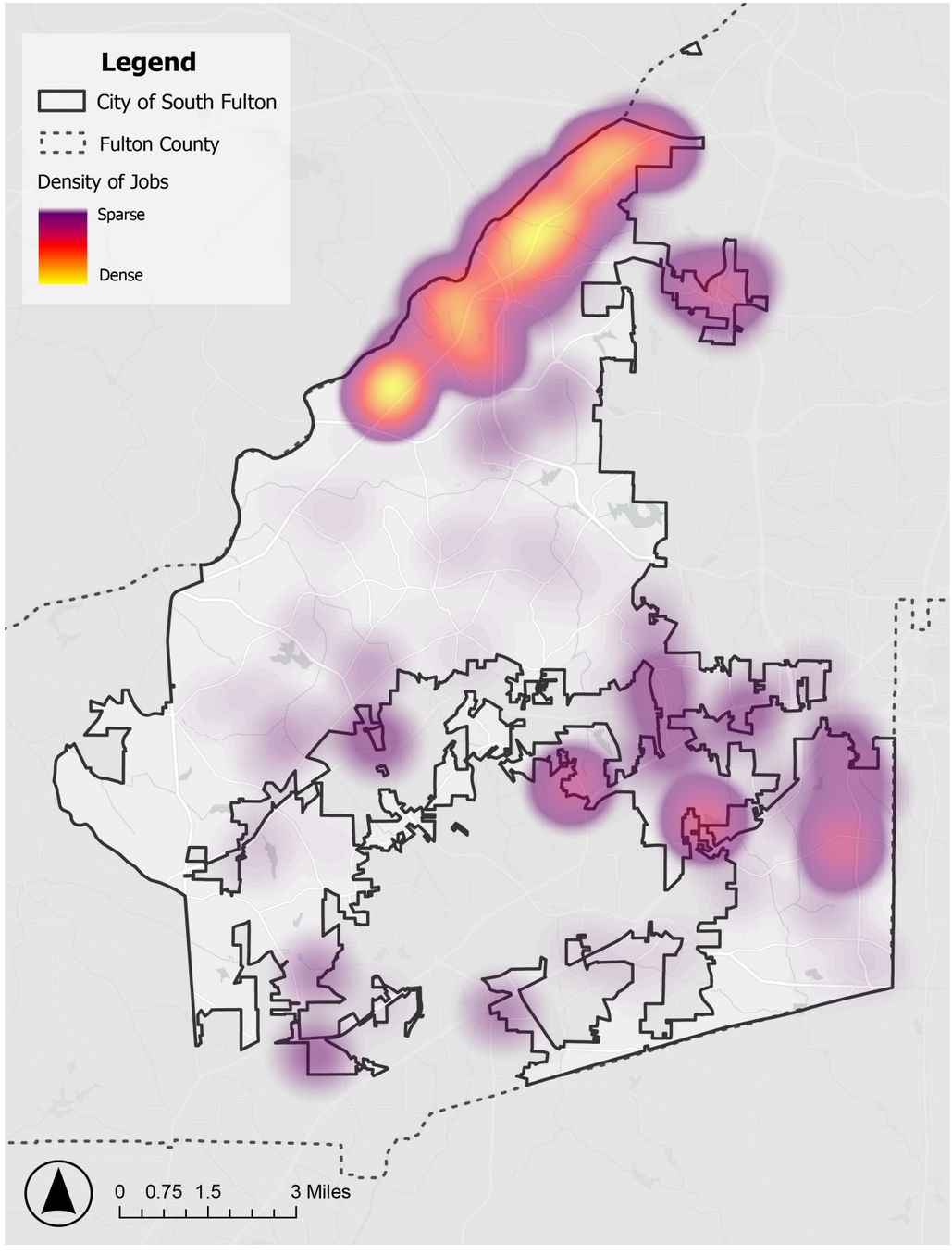


Image Caption: Employment Locations, City of South Fulton
Source: LEHD On The Map, 2022; Kimley-Horn

COMMUTING TRENDS

In 2022, approximately 93.2% of all jobs in the City of South Fulton were held by those who commuted to the area.

- **35,649** people commute to South Fulton for work.
- **46,946** South Fulton residents commute outside of the city for work.
- **2,586** people live and work in the City of South Fulton.

Although many South Fulton residents commute elsewhere for work, the inflow of nearly 36,000 daily commuters bolsters the city's daytime population, significantly benefiting local businesses and retail by increasing demand and economic activity in the city.

Approximately 6.8% of jobs in the City of South Fulton, roughly 2,586, are held by residents, suggesting there is potential to help city residents secure nearby employment through workforce training and career development programs.

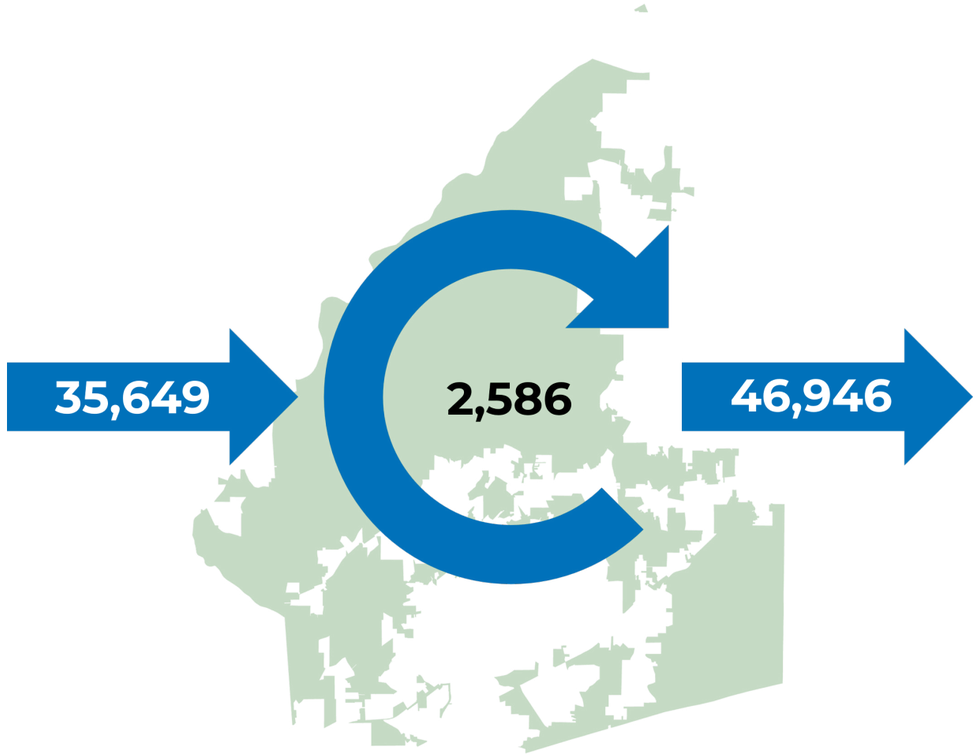


Image Caption: Commuting Trends, City of South Fulton
Source: LEHD On The Map, 2022; Kimley-Horn

EMPLOYMENT DESTINATIONS

A majority of South Fulton residents commute outside of the city for work. Over 50% of employment destinations are within the Atlanta metro area and most are within Fulton County, visualized on the map to the right. The most common places where the City of South Fulton residents commute for work are:

- Atlanta (24.9%)
- College Park (5.9%)
- City of South Fulton (5.2%)
- Sandy Springs (3.8%)
- East Point (3.1%)
- Union City (2.7%)
- Marietta (1.9%)
- Dunwoody (1.6%)
- Fairburn (1.5%)
- Alpharetta (1.4%)

The remaining 48% of South Fulton residents commute elsewhere for work.

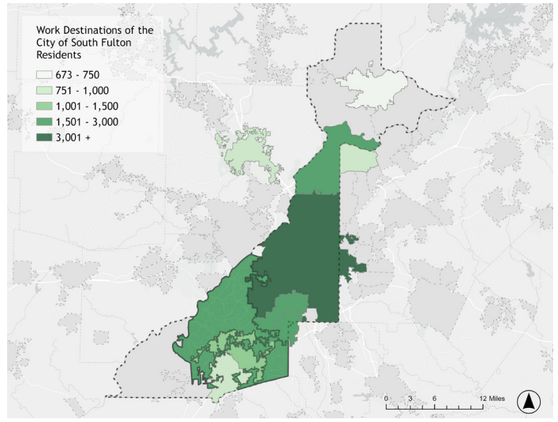


Image Caption: Top 10 Most Common Employment Destinations of City of South Fulton Residents, 2022
Source: LEHD On The Map, 2022; Kimley-Horn

KEY TAKEAWAYS

- In 2022, the City of South Fulton had an estimated 44,488 full-time jobs.
- Top industries in the city are Transportation and Warehousing (22.4%), Wholesale Trade (17.2%), and Manufacturing (16.5%).
- From 2015 to 2022, the Transportation and Warehousing sector grew most significantly in the City of South Fulton, adding over 1,300 jobs. The Manufacturing sector and Public Administration sectors were just behind.
- Most jobs in the City of South Fulton are concentrated in Fulton Industrial Boulevard in the northwest portion of the city.
- In 2022, approximately 93.2% of all jobs in the City of South Fulton were held by those who commuted to the area.
- The three most common places where City of South Fulton residents commute for work are Atlanta (24.9%), College Park (5.9%), and City of South Fulton (5.2%).

2.5 ECONOMIC DEVELOPMENT STRATEGY

The City of South Fulton utilizes numerous economic development tools to incentivize businesses and employers to locate in the city, bolster redevelopment efforts in key locations like the Old National District and Red Oak Historic District, and provide workforce development opportunities for South Fulton residents.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The City of South Fulton's Economic Development Strategic Plan, adopted in June 2020, established an Action Plan for the city based on quantitative and qualitative data. The Action Plan includes five overall recommendations:

1. Expand marketing and promotion of the city's business assets and development potential
2. Prime existing businesses in the City of South Fulton for growth and expansion
3. Strengthen partnerships between the City of South Fulton and the business community
4. Work to attract more technology and professional services and other high value industries
5. Expand the City of South Fulton's economic development organization

EXISTING ECONOMIC DEVELOPMENT INITIATIVES

The City of South Fulton has numerous economic development initiatives to drive economic development in the city and improve economic conditions.

Development Incentives. The City offers development incentives to targeted businesses, which include medical and healthcare facilities, corporate headquarters, advanced manufacturing, and development/redevelopment projects.

Tax Allocation Districts. Tax Allocation Districts provide a redevelopment funding mechanism for the City's Eastside and Westside TADs.

CollabSouth. CollabSouth is a small business resource center, offering business incubation, a business accelerator, coworking space, a main street program, and tourism development.

South Fulton Convention and Visitor's Bureau. The Bureau works to encouraging groups, conventions, meetings, trade shows, exhibits, sports tournaments to select the city as a host for their events and attract tourists.

Old National District and Red Oak Historic District. These districts work to facilitate economic development.

Image Caption: Existing Economic Development Initiatives
Source: LEHD On The Map, 2022; Kimley-Horn

DEVELOPMENT INCENTIVES

The City of South Fulton offers numerous development incentives to encourage desired private investment and recruit targeted businesses to accomplish the following goals:

- Promote construction of new development and redevelopment within Designated Development and Redevelopment Areas.
- Support the establishment of categories of new businesses that Council determines will significantly increase the overall commercial activity within the incentive area.
- Attract the city's residents and tourists into the incentive area.
- Recruit Targeted Businesses, including medical and healthcare facilities, corporate headquarter operations, advanced manufacturing, and development/redevelopment projects in Designated Development Areas, that significantly increase overall commercial activity within the city.

A company's eligibility for incentives is determined by evaluating the anticipated number of jobs created, capital investment, the average hourly wage for employees, and community benefit. These incentives may include a reduction of fees and business occupation taxes and acceleration of the development review process.

TAX ALLOCATIONS DISTRICTS

The city currently has two Tax Allocation Districts (TADs), an Eastside and Westside TAD, containing 1,298 parcels, roughly 5,845 acres, with a taxable real estate digest of $157 million.

The properties represented 6.1% of the city's tax digest at the time of adoption. These two TADs help to encourage development and redevelopment in these areas.

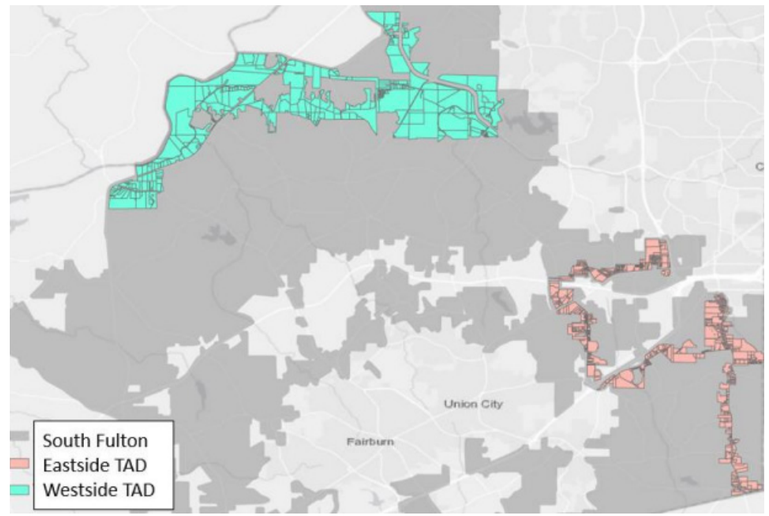


Image Caption: Tax Allocations Districts
Source: LEHD On The Map, 2022; Kimley-Horn

COLLABSOUTH

CollabSouth is a resource center for small businesses and entrepreneurs in South Fulton. The center offers business incubation, a business accelerator, co-working space, main street program, and tourism development. CollabSouth has two brick-and-mortar-locations in the city, one on Roosevelt Highway and the other on Old National Highway.

OLD NATIONAL DISTRICT

The Old National District, located on Old National Highway, aims to be an economic hub where the focus on community and business creates an attractive, livable and thriving district by focusing on stimulating growth through target initiatives that enhance commercial activity, improve infrastructure, and attract new investments.

RED OAK HISTORIC DISTRICT

The Red Oak Historic District is an area between College Park and Fairburn. The district aims to redevelop the area using a main street approach.

FULTON INDUSTRIAL BOULEVARD

While these economic development initiatives aim to increase economic health across the city and within key locations, there are no current economic development strategies specific to Fulton Industrial Boulevard. As the major job center and hub for economic activity in the city, targeted strategies, investments, recruitment, and coordination would yield positive economic outcomes in the immediate area and for all of the City of South Fulton.

COMMUNITY IMPROVEMENT DISTRICTS

Community Improvement Districts (CIDs) in the area work on a variety of economic development and transportation initiatives in the City of South Fulton. Collaboration with the CIDs on projects will aid in achieving both the CID's and City of South Fulton's vision for the area.

- Fulton Industrial Boulevard CID
- South Fulton CID
- ATL Airport CIDs

Image Caption: Historic Owl Rock Church
Source: City of South Fulton

KEY TAKEAWAYS

- The City of South Fulton utilizes numerous economic development tools.
- The City of South Fulton offers numerous development incentives to encourage desired private investment and recruit targeted businesses.
- The city currently has two Tax Allocation Districts (TADs), an Eastside and Westside TAD, containing 1,298 parcels, roughly 5,845 acres, with a taxable real estate digest of $157 million.
- CollabSouth is a resource center for small businesses and entrepreneurs in South Fulton.
- The South Fulton Conventions and Visitors' Bureau works to attract events and conventions to boost tourism in the city.
- The Old National District and Red Oak Historic District aim to boost economic development.
- The City of South Fulton doesn't currently have an economic development strategy for Fulton Industrial Boulevard.
- Nearby CID's work on a variety of economic and transportation initiatives in and near the city.

2.6 CITY OF SOUTH FULTON HOUSING ASSESSMENT

In spring of 2025, the City of South Fulton completed a Housing Assessment, developed in partnership with the Atlanta Regional Commission Community Development Assistance Program (CDAP).

The assessment includes two parts: the Key Findings and actionable Next Steps. The Housing Assessment provides insight into the current and forecasted housing needs for the City of South Fulton as it relates to the region. Next Steps provides specific, actionable items to address those housing needs specific to the city. The following is a summary of these Key Findings and Next Steps from the report.

KEY FINDINGS

The Housing Assessment reported multiple Key Findings, summarized below.

- In 2023, the U.S Census' American Community Survey estimated that the City of South Fulton had 43,893 housing units, 2.3% of which are affordable. Rising home prices of existing sales and new market rate homes indicate that housing overall is becoming less affordable for existing residents and current income levels.
- ARC estimates approximately 11,500 housing units will be needed from now to 2050 in Census Blocks near and around the City of South Fulton based on population, with an additional 7,500 homes needed to accommodate job growth in the greater South Fulton area. The past ten years shows underproduction of 1,400 units, based on Census data.
- Housing will be needed for growth in the largest projected job sectors, including Transportation, Warehousing and Utilities, Professional, Scientific, Management, and Administration, Education Services, Health Care and Social Assistance, Retail and Wholesale Trade, and Arts, Entertainment, Recreation, Accommodation and Food Services.
- Although existing home ownership stock includes homes with values at or below $300,000, new market-rate prices trend at over $400,000 per home.
- 64% of South Fulton households earn below $100,000 a year, less than the median household income for a family of four in the Metro Atlanta Region, of $107,500.
- South Fulton has a lower share of rental housing stock when compared to the region and state.
- Most of South Fulton's housing stock is single-family detached product (78%), followed by multifamily structures with 5 or more units (11.2%). Single-family attached product represents 7.9% of the housing stock, and just 2.1% of housing stock is "missing middle" duplexes, triplexes, or quadplexes.
- Homeownership rates in South Fulton are high, and the ability to own is considered strong. However, ownership rates fell slightly from 2012 to 2022.
- Past and current planning efforts align in their goals to increase home ownership, housing, and affordable housing.

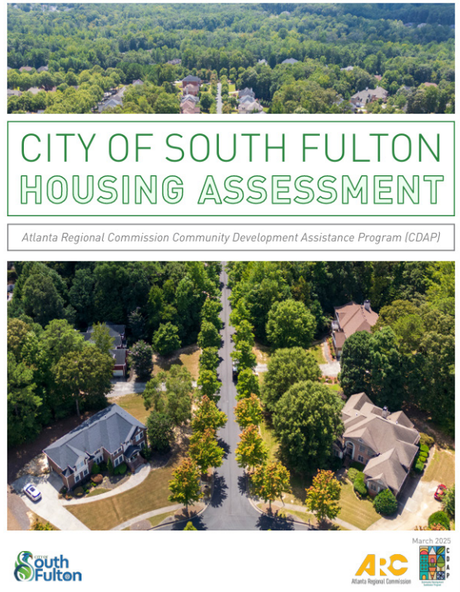


Image Caption: City of South Fulton Housing Assessment
Source: City of South Fulton

NEXT STEPS

Next Steps are categorized by timeline. Immediate Next Steps to occur in the next one to two years include increasing supply, preserving affordable housing, promoting housing stability, expanding capital resources, reducing housing and transportation costs, and develop leadership and collaboration on affordability. These Next Steps are listed below.

Years 1 -2

<u>Increase Supply</u>

- Develop targets for the percentage of new affordable and workforce housing needed in each growth area.
- Understand which housing types may need to be allowed and where density should be increased to meet goals.
- Identify areas that may be appropriate for zoning reform to allow for smaller units, increased density, incentives, or density bonuses.
- Consider ensuring zoning allows smaller housing types that are affordable to first time buyers.
- Develop plans, procedures, and goals for participation in the Metro Atlanta Land Bank.

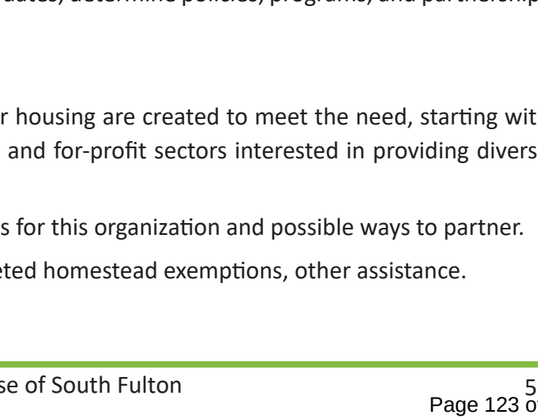


Image Caption: Graphical Representation of Housing Inventory

<u>Preserve Affordable Housing</u>

- Consider creating a Housing Trust Fund and Home Repair Program.
- Inventory affordable housing, determine expiration dates, determine policies, programs, and partnerships to address loss of existing affordable housing.

<u>Promote Housing Stability</u>

- Foster partnerships to ensure affordable and senior housing are created to meet the need, starting with local housing developers from both the non-profit and for-profit sectors interested in providing diverse and accessible housing types.
- Contact Fulton Housing Authority for status updates for this organization and possible ways to partner.
- Partner with or create home repair programs, targeted homestead exemptions, other assistance.

Expand Capital Resources

- Utilize city-based incentives including TAD funds and other tools to provide housing to meet planning goals and community need.
- Identify and track funding resources for housing, specifically through DeKalb County, and the State of Georgia through the Department of Community Affairs, including Low Income Housing Tax Credits, CHIP and HOME funds.
- Utilize tools and funding resources available for the city, DDA, Development Authority, Urban Redevelopment Authority, etc.

Reduce Housing and Transportation Costs

- Identify land for housing while considering a balance between new housing and green space, infrastructure, and transportation.
- Use the planning process to identify areas to increase walkability between homes, jobs, transit, and amenities, which could include commercial districts, retail, schools, churches, trails, and parks.

Develop Leadership and Collaboration on Affordability

- Increase housing planning within economic development areas and residential areas to identify potential growth locations for both multi-family, rentals, and home ownership.
- Include housing unit and affordability targets in small area plans and citywide plans.
- Encourage staff and elected leaders to participate in ARC and partner housing education programs.
- Create a committee, work group, or task force committed to addressing housing needs and creating a housing strategy for the city or for target areas.
- Contact DCA regarding participation in DCA's GICH program.

Years 3 -4

- Create a city-wide inventory of land suitable for housing, particularly close to amenities, transit.
- Increase partnerships including those with housing providers, housing funders, and housing developers from the public, private, non-profit, and philanthropic sectors.
- Engage local employers in housing work and planning.
- Identify appropriate housing programs that may be implemented by the city to address blight, and that increase housing stability, including those that assist first time buyers and seniors in need of home repair.
- Plan for walkability with housing development and align new housing with amenities and economic development to meet goals, increase trail access, and connect to amenities.
- Pilot innovative housing on identified land, including smaller homes, senior homes, and affordable/ mixed-use developments.
- Ensure that housing planning and progress is reflected and updated in planning reports including Comprehensive Plan updates, Strategic Planning, and others.

5+ Years

- Access completion of housing planning goals in existing planning documents.
- Track growth in population and housing units development.
- Track new affordable and accessible units that are subsidized with local, state, or federal funds.
- Ensure growth is meeting the needs identified through the planning process.
- Continue to pilot affordable housing projects and partnerships.
- Update Housing Assessment.

KEY TAKEAWAYS

- The ARC's Housing Assessment provides insight into the current and forecasted housing needs for the City of South Fulton as it relates to the region and provides the next actionable steps to address the city's housing needs.
- Over the next one to two years, the City of South Fulton should work to increase housing supply, preserve affordable housing, promote housing stability, expand capital resources, reduce housing and transportation costs, and develop leadership and collaboration on affordability.

2.7 TRANSPORTATION PROFILE

The City of South Fulton benefits from its location and access to I-20 to the north and I-285 to the east, and I-85 to the southeast. The city is also connected through the MARTA bus network and the regional Xpress bus network, with routes passing through South Fulton and a stop just outside the city, located in Union City.

Recent transportation improvement efforts in the City of South Fulton include projects in various stages of development, from concept to completion, including intersection improvements, roadway resurfacing, bicycle and pedestrian improvement projects, roundabouts, and bridge replacements. In addition, the nearby I-285 and I-20 Interchange project from the GDOT Major Mobility Investment Program (MMIP) will further increase and improve access to the City of South Fulton.

Recently completed projects include:

- Intersection improvements at Cascade Palmetto Highway at West Stubbs Road.
- Phase II of the bridge replacement at Cochran Road Bridge over Deep Creek.
- Signal installation and pedestrian enhancements at Bethsaida Road (CR 581) at SR 138.
- Sidewalks on Danforth Road.
- Numerous corridor and subdivision resurfacing.

The Southern Fulton Comprehensive Transportation Plan (SFCTP), adopted in 2020, updated local transportation plans to provide residents, businesses, and visitors with a safe, connected and reliable transportation system. The SFCTP was used to provide insight into the City of South Fulton's transportation system and identify future transportation projects in the city.

ROADWAY FUNCTIONAL CLASS

Roadway functional classification is a system used to categorize streets and highways based on their purpose, design, and role in the overall transportation network. Functional classification helps in planning, traffic management, and roadway design to ensure efficient and safe transportation systems.

The City of South Fulton has several major corridors, identified on the Roadway Function Class map of the City of South Fulton to the right. These corridors include:

- Interstates 20, 85, and 285
- Campbellton Road SW
- Camp Creek Parkway
- Campbellton Fairburn Road (SR 92)
- Fulton Industrial Boulevard (SR 70)
- South Fulton Parkway
- Old National Highway
- Stonewall Tell Road
- Jonesboro Road

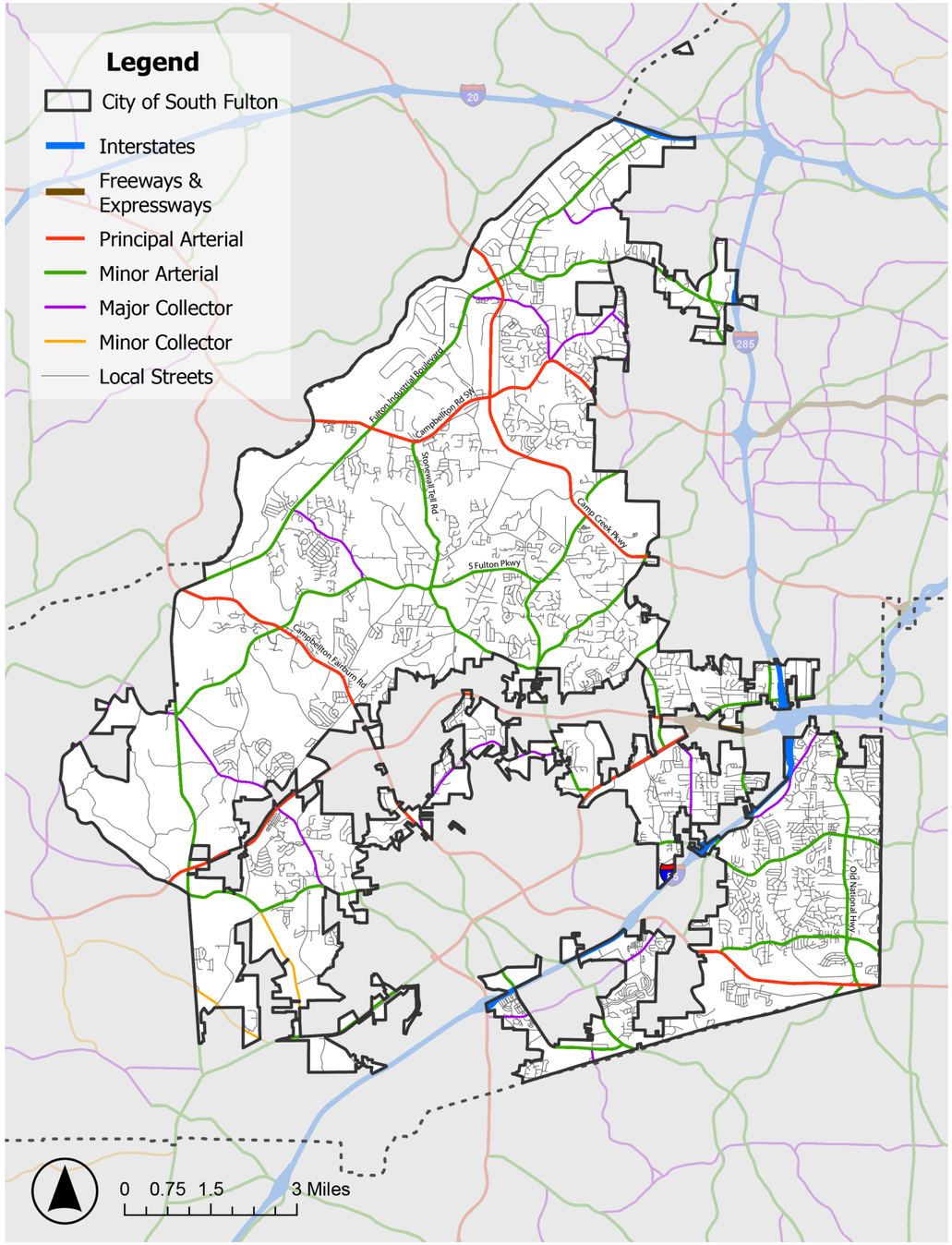


Image Caption: Roadway Function Class
Source: GDOT; Kimley-Horn

LEVEL OF SERVICE

Level of Service (LOS) is a quantitative measure used to analyze the efficiency of transportation infrastructure, like roads, intersections, and highways. The measure ranges from A (best) to F (worst), with each level indicating factors such as speed, travel time, traffic interruptions, and overall comfort. These levels are:

- LOS A: Free flow, minimal delays.
- LOS B: Stable flow, slight delays.
- LOS C: Stable flow, occasional delays.
- LOS D: High-density flow, noticeable delays.
- LOS E: Unstable flow, very slow travel speeds.
- LOS F: Breakdown flow, frequent stops, and delays.

Based on the Southern Fulton Comprehensive Transportation Plan, roadways in the City of South Fulton that are projected to have a low level of service (D,E, and F) by 2040 include:

- Segments of Fulton Industrial Boulevard.
- Segments of Campbellton Road SW.
- Butner Road.
- Segments of Old National Highway.

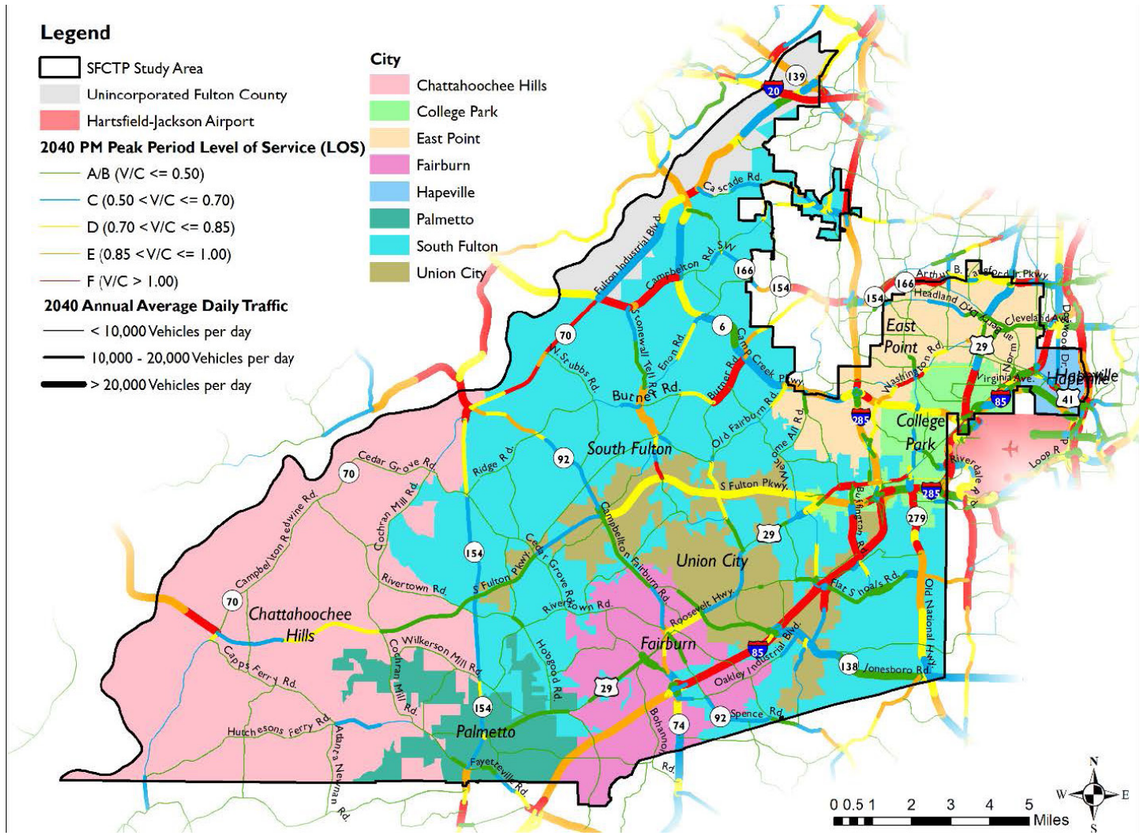


Image Caption: 2040 PM Peak Period Level of Service (LOS)
Source: Southern Fulton CTP; ARC Travel Demand Model

EXISTING MARTA BUS NETWORK

The existing MARTA network is visualized in the map below. The current network services the City of South Fulton through the following bus routes:

- Route 73
- Route 80
- Route 82
- Route 89
- Route 180
- Route 181
- Route 188
- Route 189

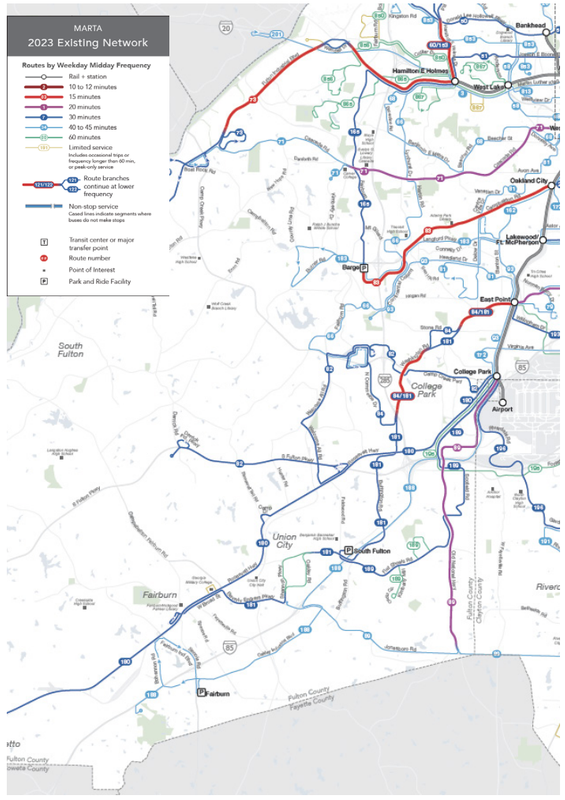


Image Caption: 2023 Existing MARTA Network
Source: MARTA

A majority of the routes servicing the city operate on a weekday, midday frequency of 30 to 45 minutes. Route 89 on Old National Highway is currently the only route in the city to operate on a 20-minute frequency.

DRAFT MARTA BUS NETWORK

MARTA is currently redesigning their network service. The draft new network is visualized on the next page. The draft network services the City of South Fulton through the following bus routes:

- Route 80
- Route 82
- Route 89
- Route 180
- Route 182
- Route 184
- Route 189

Network frequencies remain relatively unchanged, with increased service on Fulton Industrial Boulevard, South Fulton Parkway, and Campbellton Fairburn Road. Fulton Industrial Boulevard and Old National Highway have an increased service frequency of 15 minutes. On-Demand Transit Zones, visualized in tan on the map, offer a flexible alternative to a fixed route.

The Draft Network is currently open for public comment.

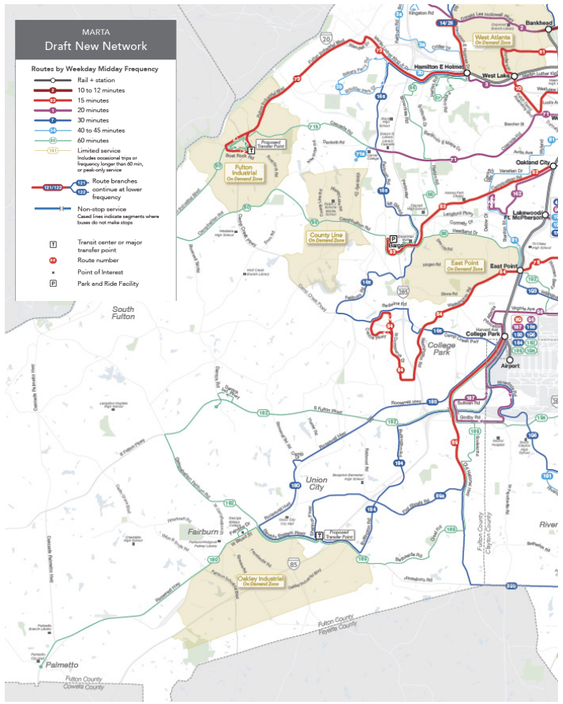


Image Caption: 2023 Draft New MARTA Network
Source: MARTA

CRASH DATA

Between 2019 – 2023, there were a total of 15,649 vehicular crashes, with 349 suspected serious injuries and 97 fatal injuries. Vehicular crashes in the City of South Fulton are primarily located on major roadways including Old National Highway and major intersections.

The top ten corridors that all crashes occurred on from 2019-2023 were:

1. Old National Highway
2. Northeast Expressway
3. Cascade Road
4. Flat Shoals Road
5. Perimeter
6. Roosevelt Highway
7. Senoia Road
8. Jonesboro Road
9. Buffington Road
10. Washington Road

The top ten intersections that all crashes occurred at from 2019-2023 were:

1. Old National Highway and Flat Shoals Road
2. Evander Holyfield Highway and Jonesboro Road
3. Camp Creek Parkway and Campbellton Road
4. Bethsaida Road and Camp Valley Road
5. Jonesboro Road and Peters Road
6. Cascade Road and Utoy Springs Road Southwest
7. Roosevelt Highway and Washington Road
8. Butner Road and Camp Creek Parkway
9. Buffington Road and Roosevelt Highway
10. Camp Creek Parkway and Fulton Industrial Boulevard

City of South Fulton experienced 109 crashes involving pedestrians from 2019 to 2023. The majority of pedestrian crashes occurred along Old National Highway, highlighting the need for pedestrian safety enhancements along the corridor.

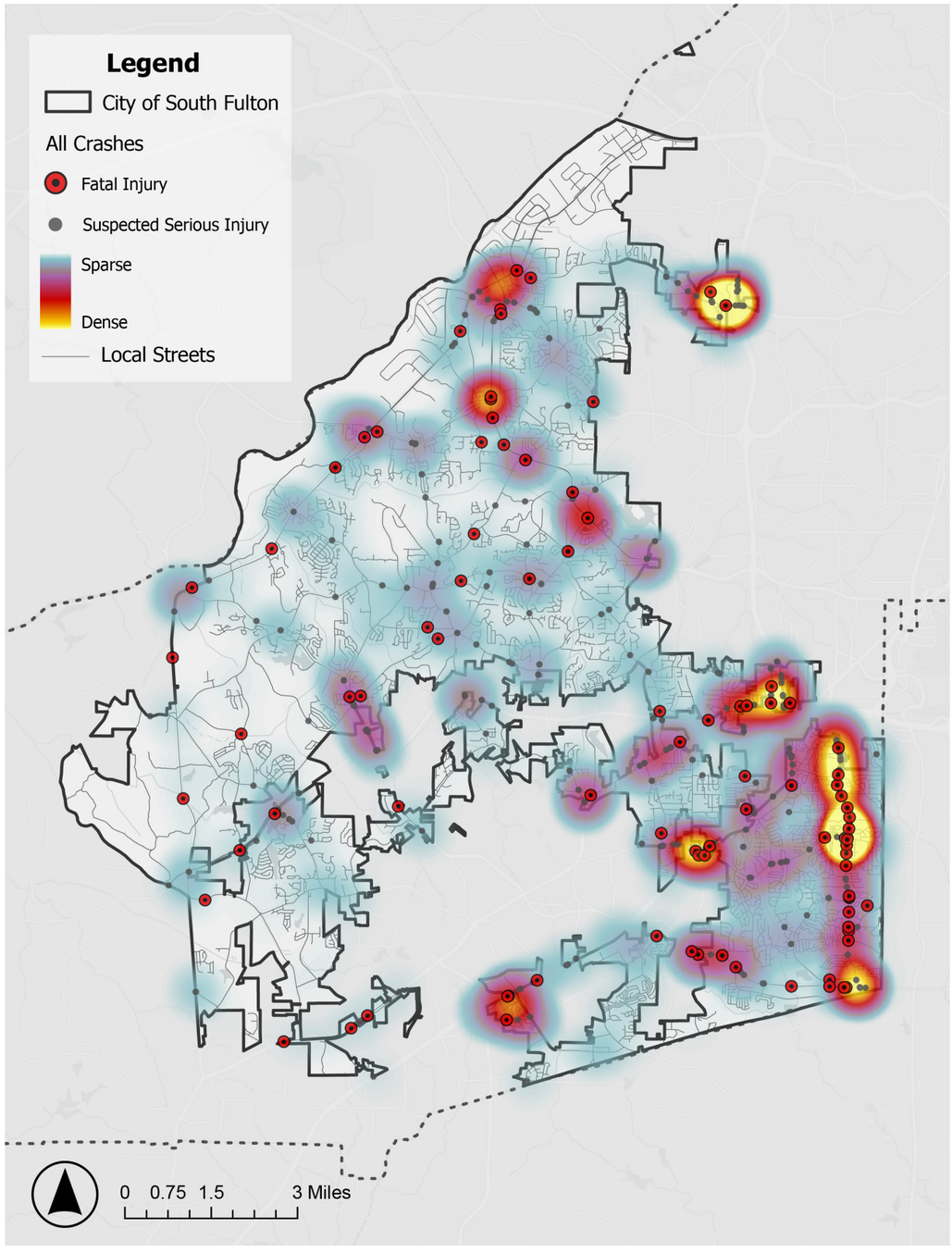


Image Caption: Crashes, 2019-2023
Source: AASHTO; Kimley-Horn

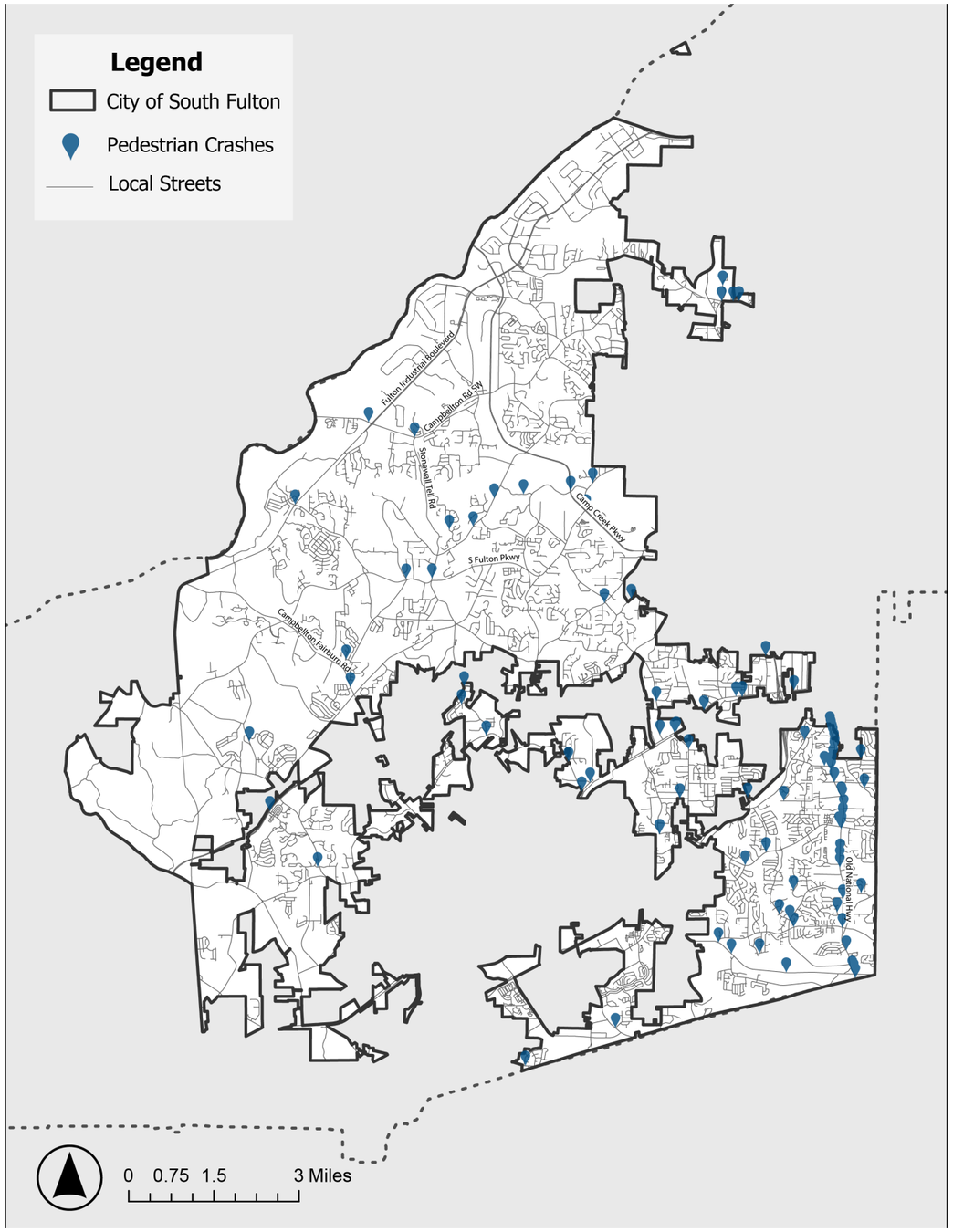


Image Caption: Pedestrian Crashes, 2019-2023
Source: AASHTO; Kimley-Horn

Image Caption: Street of City of South Fulton
Source: City of South Fulton

KEY TAKEAWAYS

- The City of South Fulton benefits from its location and access to I-20 to the north and I-285 to the east, and I-85 to the southeast.
- The city is also connected through the MARTA bus network and the regional Xpress bus network, with routes passing through South Fulton and a stop just outside the city, located in Union City.
- The City of South Fulton has several major corridors, Interstates 20, 85, and 285, Campbellton Road SW, Camp Creek Parkway, Campbellton Fairburn Road (SR 92), Fulton Industrial Boulevard (SR 70), South Fulton Parkway, Old National Highway, Stonewall Tell Road, and Jonesboro Road.
- City of South Fulton roadways that are projected to have a low level of service (D,E, and F) by 2040 include segments of Fulton Industrial Boulevard, segments of Campbellton Road SW, Butner Road, and segments of Old National Highway.
- Between 2019 – 2023, there were a total of 15,649 vehicular crashes, with 349 suspected serious injuries and 97 fatal injuries.
- City of South Fulton experienced 109 crashes involving pedestrians from 2019 to 2023.

2.8 BROADBAND

EXISTING BROADBAND CONDITIONS

Broadband service refers to high-speed internet access, which allows users to access the internet much faster than traditional dial-up connections. Broadband service is defined by the Federal Communications Commission (FCC) as having download speeds of 25 Megabits per second (Mbps) and upload speeds of 3 Megabits. Georgia launched the Georgia Broadband Deployment Initiative (GDBI) in 2018 to expand broadband access across the state and seeks to provide all communities with this critical resource.

The broadband coverage map on the adjacent page visualizes broadband service across the City of South Fulton using FCC data, defining broadband serviceable locations as either “Served” or “Unserved.” Areas where more than 80% of locations meet broadband service speed criteria are considered “Served,” while areas where less than 80% of its locations meet the criteria are considered “Unserved” or under-served. Areas without broadband serviceable locations are labeled as “No Locations.”

According to FCC data, the City of South Fulton’s broadband service reaches approximately 98.2% of broadband serviceable locations, with only 1.8% of locations going unserved. Unserved areas are located in the more rural portion of the city, to the west. Top providers in the city include Space Exploration Technologies Inc., Hughes Network Systems LLC, Viasat Inc., Comcast, ATandT, T-Mobile, Verizon, GreyStone Connect, Google, and Charter Communications.

The City of South Fulton aims to provide affordable broadband access to all residents to improve educational opportunities, enhance the business community, and strengthen access to critical services. To do this, the City of South Fulton will work to increase broadband service to those unserved areas in the city.

The city’s IT Department has worked with new development initiatives across the city to expand and enhance broadband service. These efforts will continue as development and investment continues, especially in the western and south portions of the city.

KEY TAKEAWAYS

- Broadband access is critical to providing equitable opportunities.
- A majority of serviceable locations in the city, approximately 98.2%, are served by broadband.
- Locations in more rural areas of the city, in the west, continue to go unserved.
- The city should work to provide broadband access to those locations in the city that are under-served or unserved by broadband.
- Working with developers and investors allows the city to expand broadband service for new businesses and residents, alike.

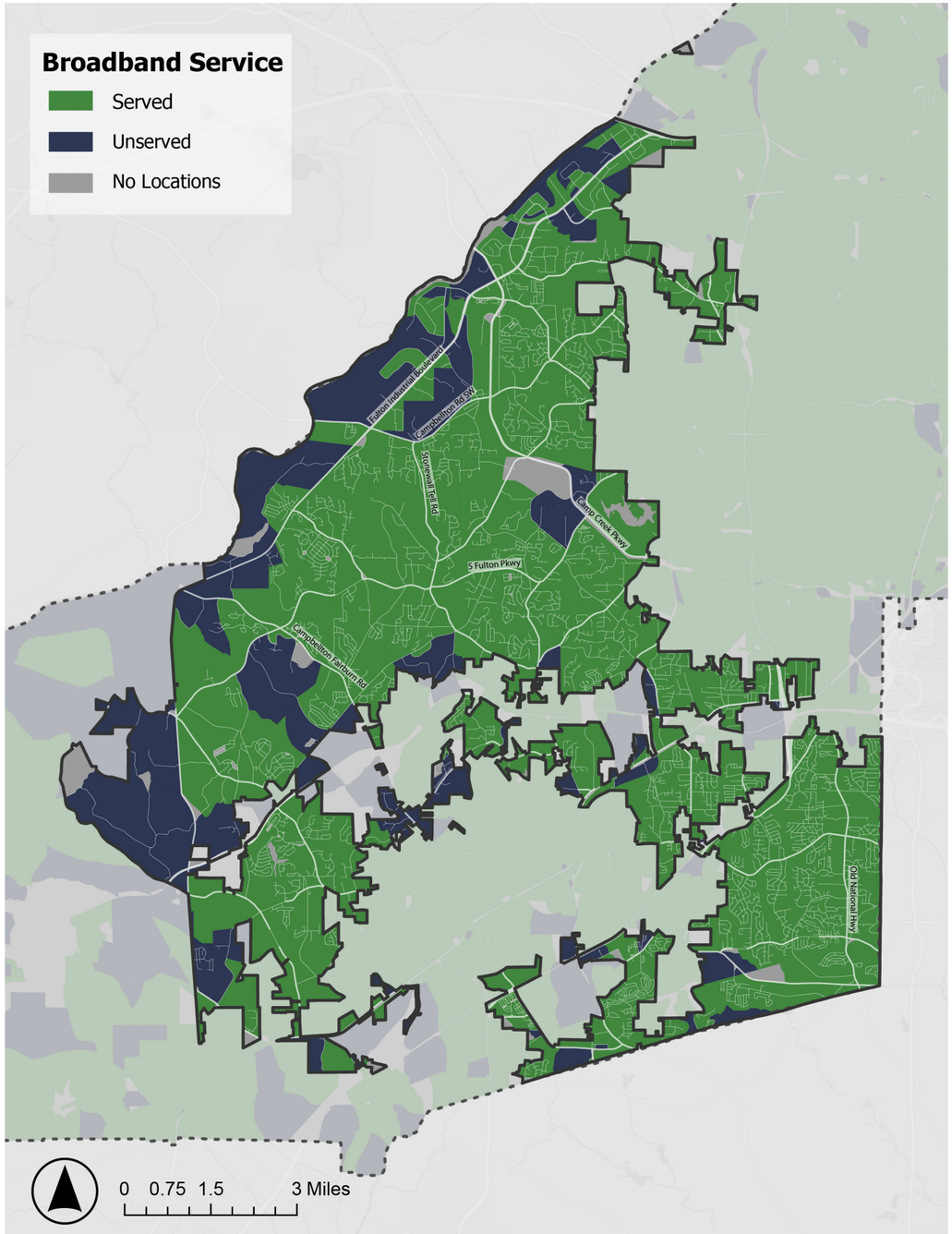


Image Caption: Broadband Service Map
Source: AASHTO; Kimley-Horn

2.9 REGIONAL WATER PLAN AND ENVIRONMENTAL PLANNING CRITERIA

The City of South Fulton is home to a diverse natural ecosystem, from streams and rivers to forested areas and agricultural land to scenic byways. In recent years, increased development pressure and natural events have shined a light on the need for continued environmental protection and policies.

The City of South Fulton is located within both the Middle Chattahoochee and the Upper Flint River Basins, with the majority of the city within the Middle Chattahoochee.

Numerous environmental regulations have been enacted at both city and state levels to safeguard ecological integrity. The Chattahoochee River, which borders the city's northwestern edge, continues to be protected under the Chattahoochee River Corridor Plan. This plan requires oversight by the Atlanta Regional Commission and local agencies to prevent pollution, protect water quality, and regulate development along the river. Chattahoochee River preservation and environmental safety are also being discussed as part of the currently underway Chattahoochee RiverLands project, which aims to enhance recreational access and connectivity along the Chattahoochee River. Streams and small rivers across the city are similarly safeguarded by local ordinances through buffer and setback requirements. The following are the acts that govern development in the watershed areas.

Metropolitan River Protection Act and the Chattahoochee Corridor Plan: The Metropolitan River Protection Act (MRPA) which was passed by the Georgia Legislature In 1973 and amended in 1998 to include all of Cobb, Douglas and Fulton Counties, including the City of South Fulton created the Chattahoochee River Corridor. The Corridor extends 2000 feet on either side of the River. The Act required that the Atlanta Regional Commission to adopt a Plan to protect the land and water resources of the Corridor. The adopted Chattahoochee Corridor Plan established three sets of standards for river protection: Vulnerability Standards, which limit land disturbance and impervious surface based on the land's sensitivity to development and apply throughout the Corridor; Buffer Zone Standards, which require buffers and setbacks along the River and certain designated streams and Floodplain Standards which include specific requirements only in the river 100-year and 500-year floodplains. All land-disturbing activity in the Corridor is subject to review under the applicable Plan standards and must meet those standards to be consistent with the Plan.

1989 Georgia Planning Act Part 5 Criteria: The 1989 Georgia Planning Act established five planning criteria to be addressed in local Plans and ordinances including water supply watersheds, wetlands, river corridors, groundwater recharge areas, and mountain protection. The Flint and the Chattahoochee basins are both large water supply watersheds which require minimal criteria. The river corridor criteria are superseded by MRPA requirements. The mountains criteria apply at altitudes above 2200 MSL which do not occur in South Fulton. The wetlands and groundwater recharge may potentially apply in the City.

Metropolitan North Georgia Water Planning District: The Metro Water District was established by the Georgia Legislature in 2001 and consists of 15 counties in Metro Atlanta including Fulton County and the City of South Fulton. It is tasked with developing and updating a Water Resources Management Plan to address water supply and conservation, wastewater management and watershed management for the 15-county District. While the City is not directly responsible for water supply and wastewater management, which are handled by other entities, the watershed management portion of the Plan includes action items that are the responsibility of the City to implement and enforce.

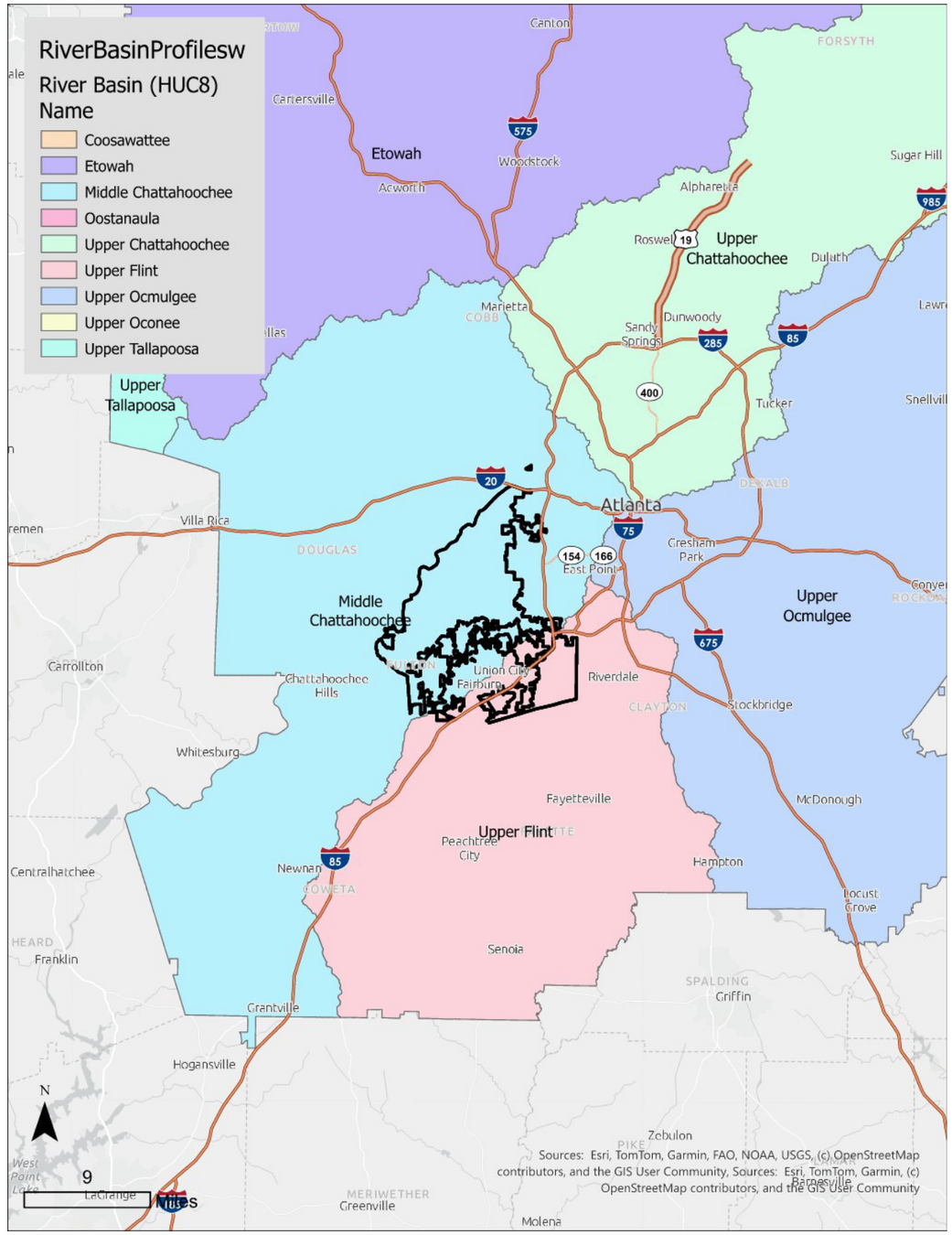


Image Caption: River Basin Profile
Source: LEHD On The Map, 2022; Kimley-Horn

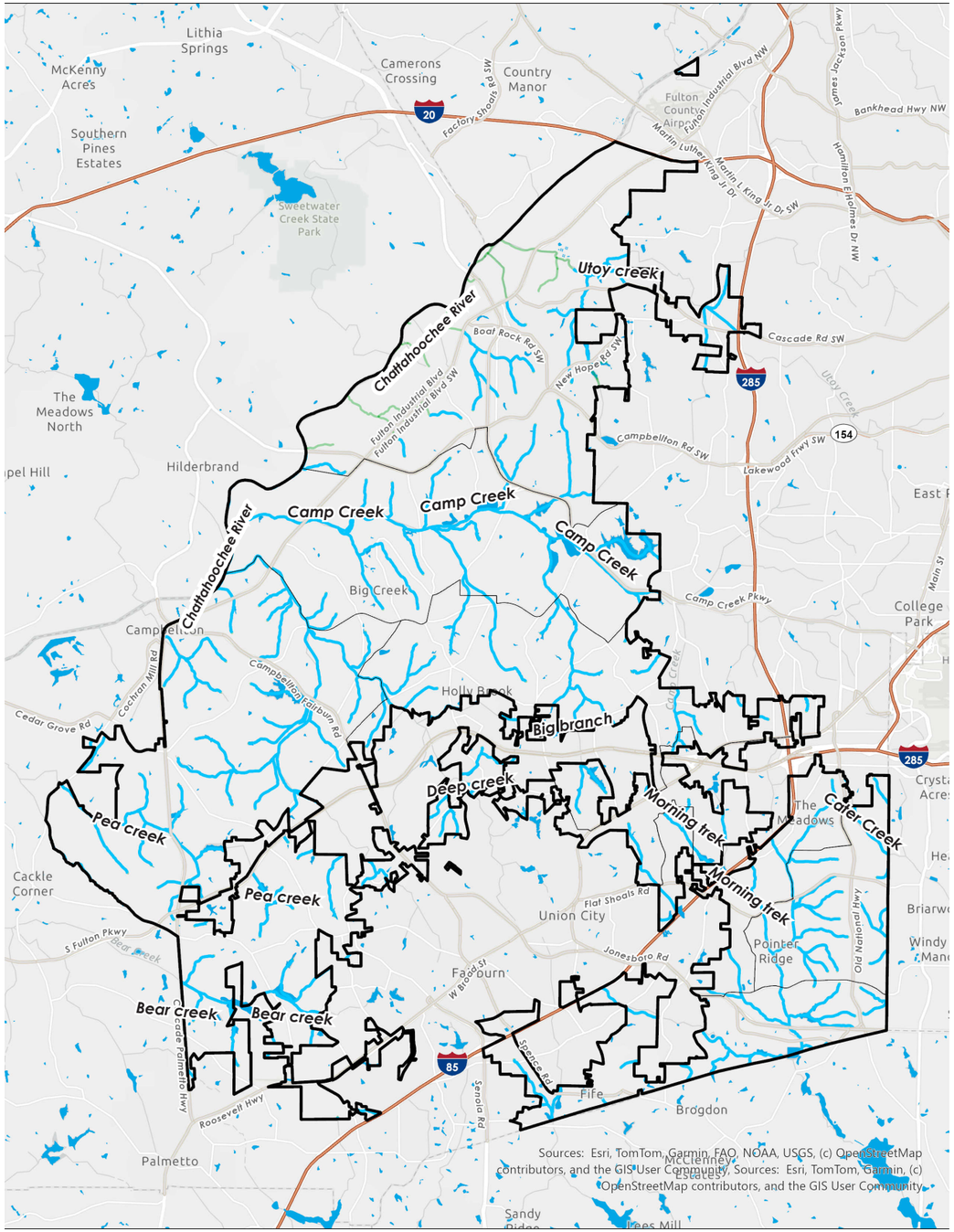


Image Caption: City of South Fulton Creeks and Streams
Source: Sizemore Group

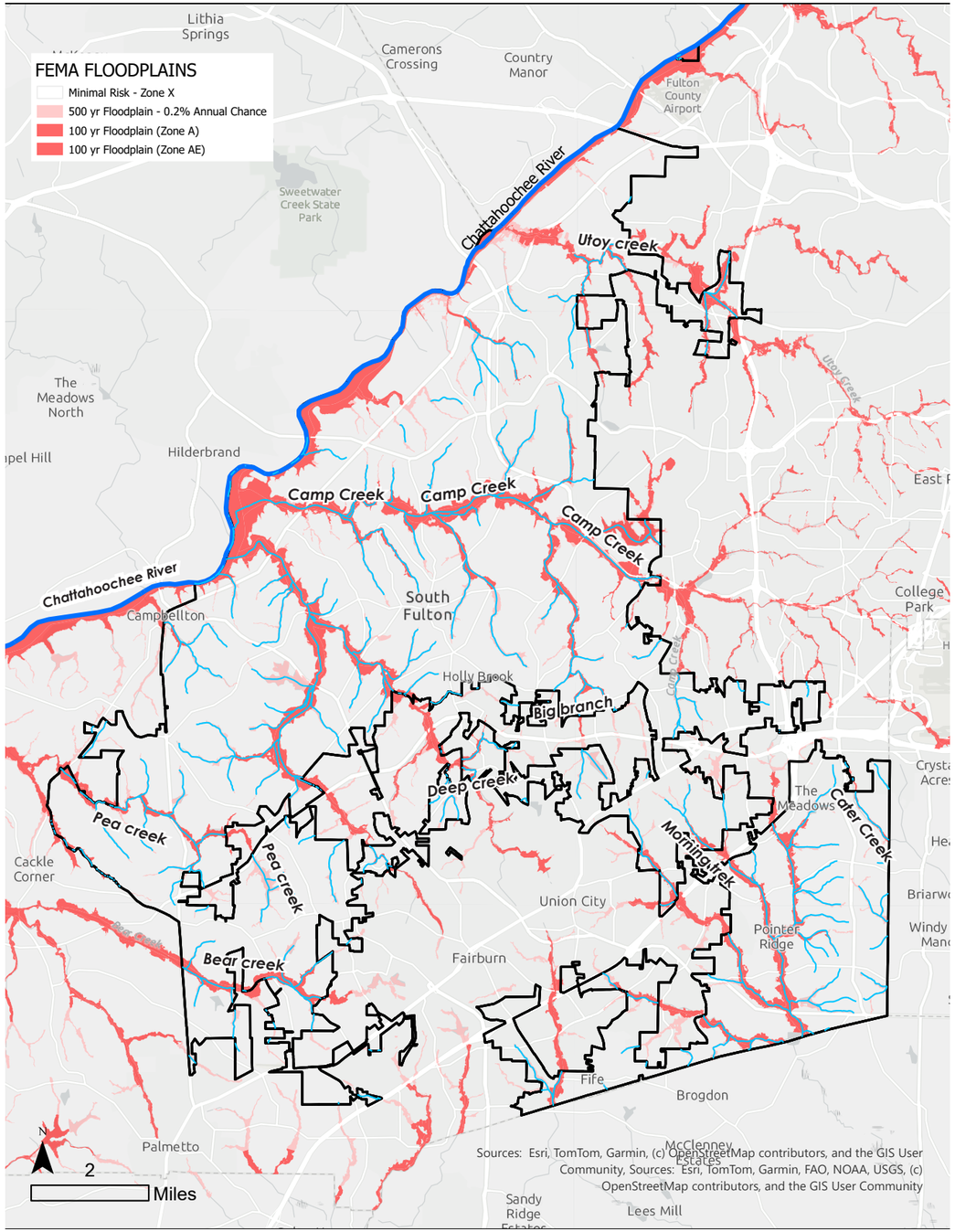


Image Caption: City of South Fulton FEMA Floodplains
Image Caption: Sizemore Group

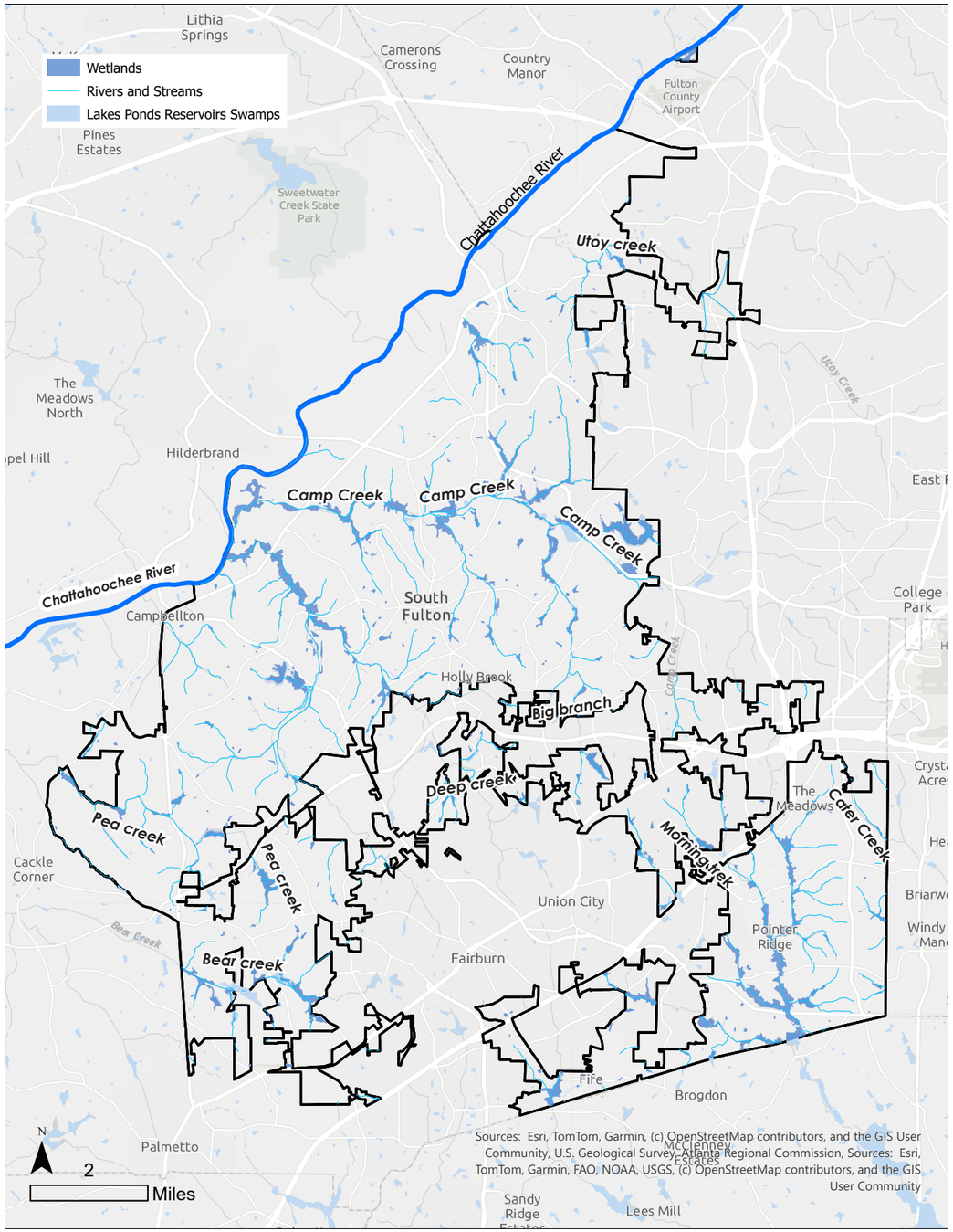


Image Caption: City of South Fulton Wetlands and Water Bodies
Source: Sizemore Group

Changing climate conditions have led to more frequent and severe rainfall events, increasing the risk of flooding in low-lying and wetland areas. The city's existing floodplain regulations, including prohibitions on development in flood-prone areas, remain critical tools for managing these risks. However, more proactive measures will be needed moving forward, including updates to stormwater infrastructure, adoption of green infrastructure strategies, and strengthened erosion control measures to prevent sedimentation and preserve topsoil health.

Development activity in recent years has further underscored the importance of controlling runoff. Removal of natural vegetation, such as trees, shrubs, and native ground cover, has led to increased soil erosion, impacting water quality and degrading the urban environment. The Environmental Ordinance adopted in 2018 set important guidelines for managing erosion and runoff, but rapid urbanization calls for a reevaluation of these regulations to ensure they reflect modern best practices.

Steep slopes, especially near the Chattahoochee River and its tributaries, present additional hazards. Slopes over 33% are vulnerable to erosion and landslides, while any development on slopes exceeding 40% requires a special variance. These areas demand continued monitoring and protection due to their ecological sensitivity and potential risk to public safety.

Community input during this process has emphasized the importance of preserving South Fulton's natural character, particularly the tree canopy and agriculture land. The northern portion of the city contains a portion of a 29-mile corridor designated under the Georgia Scenic Byway Program. This route, which includes Cochran Mill Road, Hutcheson Mill Road, and GA Highway 70, remains a valued natural and cultural asset used by residents and visitors alike.

The majority of the City of South Fulton's drinking water comes from the Chattahoochee River, emphasizing the need for increased protection and water quality enhancement of this natural water source. Fulton County Department of Public Works manages the treatment and distribution of this water.

Looking ahead, South Fulton has the opportunity to expand its environmental initiatives through a combination of policy updates, community education, and investment in sustainable practices. Programs aimed at increasing public awareness around watershed protection, responsible land management, and climate resilience can further enhance the city's ability to safeguard its natural assets.

In addition, incorporating BlueZone principles, such as promoting healthy environments, walkability, and connection to nature, can support the city's long-term vision for livability and wellness.

KEY TAKEAWAYS

- The City of South Fulton has an abundance of water resources, including the Chattahoochee River.
- With increased rainfall events and increased development in recent years, the city is encouraged to re-explore green infrastructure strategies, erosion control methods, and preservation strategies for the city's tree canopy and agricultural areas.
- To address quality drinking water, the city should continue to work with Fulton County to protect the Chattahoochee River water quality and enhance water treatment processes.

2.10 LAND USE ANALYSIS

The Land Use Element is a key component of the Thrive South Fulton Comprehensive Plan. Land uses define and guide the character of the city and land patterns have a significant impact on our communities. They impact transportation, natural resources, property values, compatibility of adjacent properties, and future growth. To access the city's land uses and identify opportunities to update the Future Land Use Map (FLUM), the existing FLUM, rezonings over the past five years, and development patterns were explored. Through this assessment, along with input from the community, an updated FLUM was developed, found in Section 3.3. The FLUM is intended to guide the future development and growth of the city by providing a decision making tool for zoning cases throughout the city.

Current Future Land Use Map (2021)

The Future Land Use Map (FLUM) outlines land uses anticipated in the City of South Fulton over the next 10 to 20 years, aligning with the city's long-term vision. It serves as a guiding tool for decisions related to rezonings, zoning amendments, and overall growth management. The current FLUM includes nine distinct land use categories and is accompanied by an assessment of needs and opportunities to support intentional and sustainable development. The following is an assessment of the existing FLUM, 2021.

- **Agricultural Neighborhood (6.7%)** preserves agrarian landscapes and contributes to open space retention.
- **Business Park (0.6%) and Village Live Work (0.9%)** are limited in acreage, indicating a more focused or nodal approach to employment and village-style mixed-use development.
- **Live-Work Categories, Community Live Work (3.3%) and Regional Live Work (4.2%)** highlight areas targeted for a blend of residential and employment uses, encouraging reduced commuting and walkable environments.
- **Industrial Zone (10.9%)** signifies a substantial allocation for economic development and job-generating uses.
- **Suburban Neighborhood (31.1%) and Rural Neighborhood (29.9%)** dominate the future land use, showing the city's strong commitment to maintaining residential areas with varying densities and preserving its rural character.
- **Suburban II Neighborhood (12.4%)** continues this trend, offering slightly higher-density suburban development.

FLUM Categories	FLUM 2021 Acreage %
Agricultural Neighborhood	6.7%
Commercial Center	0.6%
Community Live Work	3.3%
Industrial Zone	10.9%
Regional Live Work	4.2%
Rural Neighborhood	29.9%
Suburban II Neighborhood	12.4%
Suburban Neighborhood	31.1%
Village Live Work	0.9%
Grand Total	100%

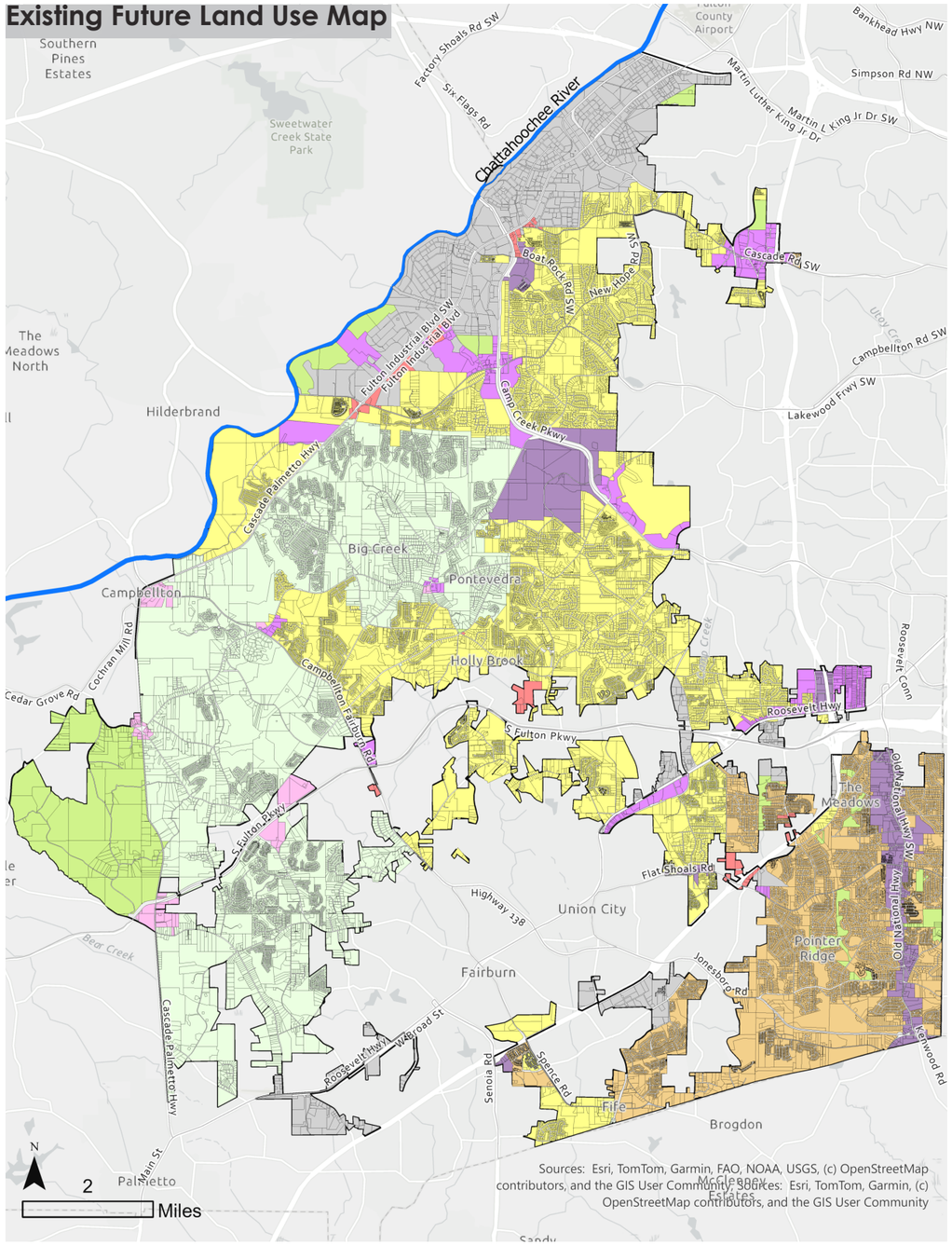


Image Caption: Existing Land Use Map (2021)
Source: Sizemore Group

Existing Future Land Use Map Categories

The following section gives a brief description of land use categories as described in "Our South Fulton - The 2021 Comprehensive Plan".

Image Caption: Represents Rural Neighborhood
Source: City of South Fulton Comp Plan 2021

Rural Neighborhood: The Rural Neighborhood category supports low to medium-density housing that preserves rural character through large lots, conservation subdivisions, and limited civic uses.

- Zone - R-2A, CUP, NUP, SH
- Density - 1–2 units or less per acre

Image Caption: Represents Suburban II Neighborhood
Source: City of South Fulton

Suburban II Neighborhood: A medium-density residential zone (up to 8 units/acre) near urban areas, allowing mixed-use redevelopment and diverse housing types.

- Zone - R-3, R-3A, R-4, R-4A, R-5, R-5A, TR, MIX, NUP
- Density - Up to 8 units per acre

Image Caption: Represents Suburban Neighborhood
Source: City of South Fulton Comp Plan 2021

Suburban Neighborhood: A low-density residential area (up to 3 units/acre) preserving rural transitions with single-family homes and limited civic uses.

- Zone - R-3, R-3A, R-4A, CUP, NUP, SH
- Density - Up to 3 units per acre

Image Caption: Represents Village Live Work
Source: City of South Fulton

Village Live Work: The Village Live Work category promotes medium to high-density housing with neighborhood-scale commercial services at key intersections, encouraging walkable, integrated development. It supports both new and repurposed mixed-use buildings.

- Zone - MIX
- Density - Residential – Up to 6 units per acre, Commercial – Up to 11,000 sq ft per tenant

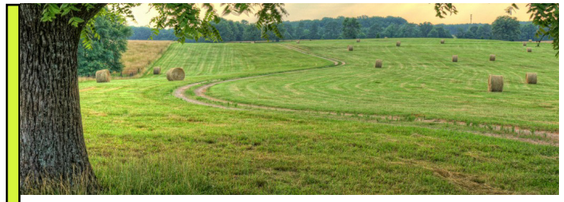


Image Caption: Represents Agricultural Neighborhood
Source: City of South Fulton Comp Plan 2021

Agricultural Neighborhood: The Agricultural Neighborhood category is a rural, low-density zone focused on conservation, agriculture, and estate housing, with limited infrastructure to support large-scale development.

- Zones - AG-1, R-1, R-2, CUP, SH
- Density - 1 unit or less per acre

Image Caption: Represents Community Live Work
Source: City of South Fulton Comp Plan 2021

Community Live Work: The Community Live-Work category promotes mixed-use development with medium to high-density housing and neighborhood-serving commercial services, typically located at major intersections. It supports both vertical and horizontal integration of uses, including adaptive reuse of buildings.

- Zones - MIX, C-1, C-2, O-1, SH
- Density - Residential – Up to 12 units per acre, Commercial – Up to 40,000 sq ft per tenant

Image Caption: Represents Business park
Source: City of South Fulton Comp Plan 2021

Business Park: This category promotes commercial development with neighborhood-serving commercial services, typically located at major intersections. It supports both vertical and horizontal integration of uses, including adaptive reuse of buildings.

- Zones - C-1, C-2, O-1
- Density - Residential not allowed

Image Caption: Represents Industrial Zone
Source: City of South Fulton Comp Plan 2021

Industrial Zone: The Industrial Zone category supports high-intensity industrial uses with strict regulations and buffers to minimize impacts, including manufacturing, distribution centers, and industrial parks.

- Zones - O-1, M-1, M-2
- Density - Residential not allowed

Image Caption: Represents Regional Live Work
Source: City of South Fulton Comp Plan 2021

Regional Live Work: The Regional Live-Work category promotes high-density, mixed-use development with housing, offices, and walkable commercial spaces along key corridors like Old National Highway.

- Zone - MIX, C-1, C-2, O-1, SH
- Density - Residential – Up to 20 units per acre, Commercial – Up to 100,000 sq ft per tenant

Existing Land Use and Zoning Matrix (2021)

The following matrix presents the zoning compatible to each future land use designation. This is representative of the current 2021 FLUM. This matrix serves as a vital reference in the Comprehensive Plan, illustrating which zoning districts are considered appropriate within each designated land use category.

Each row represents a FLUM designation, such as Agricultural Neighborhood, Suburban Neighborhood, or Industrial Zone, while each column denotes a specific zoning classification, including residential (R-series), commercial (C-series), industrial (M-series), and mixed-use districts. The green cells indicate zoning districts that are consistent with or appropriate for that land use designation, providing a clear guide for future rezoning decisions, development approvals, and ordinance updates.

ZONING CLASSIFICATIONS	
R-1	Min. 2-Acre Lot
R-2	Min. 1 Acre Lot
R-2A	Min. 27,000 sq-ft Lot
R-3	Min. 18,000 sq-ft Lot
R-3A	Min. 18,000 sq-ft Lot with Larger House
R-4	Min. 9,000 sq-ft Lot
R-4A	Min. 12,000 sq-ft Lot with Larger House
R-5	Min. 7500 sq-ft Lot
R-5A	Min. 4,000 sq-ft Lot with Larger House
R-6	Double Unit Dwelling
TR	Townhouse residential
A	Apartment
A-L	Apartment Limited Dwelling
SH	Senior Housing
NUP	Neighborhood Unit Plan
CUP	Community Unit Plan
AG-1	Agricultural
MIX	Mixed-Use
C-1	Limited Commercial
C-2	General Commercial
O-1	Office and Institutional
M-1	Light Industrial
M-2	Heavy Industrial

Existing Future Land Use Designation	*Zoning Classifications*																		
	AG-1	*C-1*	*C-2*	*CUP*	*M-1*	*M-2*	*MIX*	*NUP*	*O-1*	*R-1*	*R-2*	*R-2A*	*R-3*	*R-3A*	*R-4*	*R-4A*	*R-5*	*R-5A*	*SH*	*TR*
AGRICULTURAL NEIGHBORHOOD	■			■						■	■								■	
BUSINESS PARK		■	■						■											
COMMUNITY LIVE WORK		■	■				■		■										■	
INDUSTRIAL ZONE					■	■			■											
REGIONAL LIVE-WORK		■	■				■		■										■	
RURAL NEIGHBORHOOD				■				■				■							■	
SUBURBAN II NEIGHBORHOOD							■	■					■	■	■	■	■	■		■
SUBURBAN NEIGHBORHOOD				■									■	■		■			■	
VILLAGE LIVE WORK							■													

Development Patterns

In assessing land use for the City of South Fulton during the process, the following development patterns emerged:

1. Residential growth has been the primary type of development pressure in the City of South Fulton, especially in Districts 2 and 4.
2. Districts 2 and 4 have preserved much of their agricultural and rural character but have experienced significant suburban residential development.
3. Industrial development has seen growth in existing industrial hubs, such as Fulton Industrial Boulevard. There has been significant industrial growth in pockets of land just outside of city boundaries, especially along South Fulton Parkway and Roosevelt Highway.
4. The City of South Fulton is one of the few cities adjacent to the City of Atlanta that has significant amounts of contiguous undeveloped land. This has led to several large mixed-use development proposals throughout the city, including one on Cedar Grove Road, a Chattahoochee River adjacent development, a mixed-use proposal at Old National Park, and a cross-jurisdictional development near SR-154 and South Fulton Parkway.
5. With the Chattahoochee RiverLands project currently underway, there is renewed focus on the Chattahoochee waterfront in the City of South Fulton. The area is attracting new interest, presenting an opportunity to responsibly leverage this natural asset through environmentally responsible mixed-use development.
6. While residential growth has been significant in recent years, commercial growth has been slow. Major commercial corridors, like Old National Highway, have remained relatively stagnant with some small redevelopment. A stand out, however, in the past several years is Old National Marketplace on the southern end of Old National Highway.

Image Caption: South Fulton Intersection
Source: City of South Fulton, Trade and Industry Development

Development Opportunities

Through various site tours, stakeholder input, and public engagement, a series of Development Nodes were identified throughout the city. Many of these nodes are located within the city boundaries, as they are projected to have a significant impact on the city's future development and growth. The development nodes are shown on the following map as: existing assets; nodes identified in the Old National LCI and South Fulton Design Services; city's commercial nodes; and Overlay Districts. Together these points showcase areas of interest in investment and development for the city.

Key Land Use and Development Takeaways

- While residential growth has increased, commercial growth has not kept a similar pace, and some residential developments are not well served by commercial services. Quality retail is missing from most commercial centers.
- Industrial next to legacy residential has created incompatible development adjacencies leading to transportation and quality of life concerns.
- There is interest in limiting or not allowing industrial growth beyond the existing industrial corridors like Fulton Industrial Boulevard.
- There is a mixed-use development interest in underutilized land adjacent to the Wolf Creek Amphitheater.
- Developers have expressed interest in a 200-acre mixed use development along the Chattahoochee River. Similar projects could enhance riverfront development by leveraging the river and river access as potential high-density mixed-use nodes.
- CID intervention and proposals for the beautification of Fulton Industrial Boulevard has the potential to attract more businesses.
- The intersection of FIB and I-20 provides lucrative potential for industrial mixed-use development.
- With a lack of healthcare access, opportunities to (re)develop underutilized properties into office and institutional for medical uses could be beneficial for the community.

2.11 DEVELOPMENT AND OPPORTUNITIES NODES

The list on the right, along with the map on the following page, identifies key Development and Opportunity Nodes within the City of South Fulton. These nodes include existing parks and recreation centers, which serve as vital open spaces and community amenities, contributing to the city's green infrastructure and overall quality of life.

In addition, the map highlights locations identified through prior planning efforts, including the Old National LCI Study and the South Fulton Design Services Study, both of which provide guidance on targeted reinvestment and redevelopment opportunities.

Several of these nodes are further supported by overlay districts, which establish additional zoning or design standards tailored to specific areas. These overlays are intended to guide the form, character, and quality of development, often addressing elements such as building design, streetscapes, land use mix, and connectivity to ensure cohesive and context-sensitive growth.

The list of Comprehensive Plan Development Nodes further identifies key developments slated for the future, including proposed projects that are anticipated to shape the City's growth and investment patterns.

Together, the Development Nodes represent areas anchored by existing assets, while Opportunity Nodes identify key sites for future growth, redevelopment, and catalytic projects. Collectively, they illustrate the City's strategic focus areas for guiding investment, enhancing community amenities, and shaping long-term development patterns.

Type	Name	Location on Map
Existing Parks and Recreation Centers	Welcome All park and Recreation Center	1
	Burdett Park Recreation Center	2
	Sandtown Park and Recreation Center	3
	Creel Park Community Center	4
	Cliftondale Park Community Center	5
	South Fulton Tennis Center	6
	Cedar Grove Park and Recreation Center	7
	Tramwell Crow Park and Southwest Arts Center	8
	Cliftondale Arts and Community Center	9
	Wolf Creek Library, Amphitheater and Recreation Center	10
	Boat Rock Preserve	11
	Aerotropolis Nature Park	12
Old National LCI Nodes and Design Services Nodes	Old National Commons	13.1
	Old National Park	13.2
	Old National Market Node	13.3
	Crestwood Adjacent site	13.4
	Tri-County Station	13.5
	Red Oak District	13.6
	Cedar Grove Village	13.7
Overlay Districts	Cascade Corridor	14.1
	Cedar Grove	14.2
	Cedar Grove Agricultural	14.3
	Cliftondale	14.4
	Fulton Industrial Boulevard	14.5
	Old National Highway	14.6
	Sandtown	14.7
	South Fulton Parkway	14.8
	Red Oak Community	14.9
Comprehensive Plan Development Nodes	Riverfront park and potential mixed-use development site	15
	Westwood on the Chattahoochee	16
	Cedar Grove Village	17
	Fulton Industrial Boulevard Gateway Node - potential Redevelopment	18
	Police Headquarters	19
	Wolf Creek Amphitheater Adjacent Mixed-Use Development Potential	20

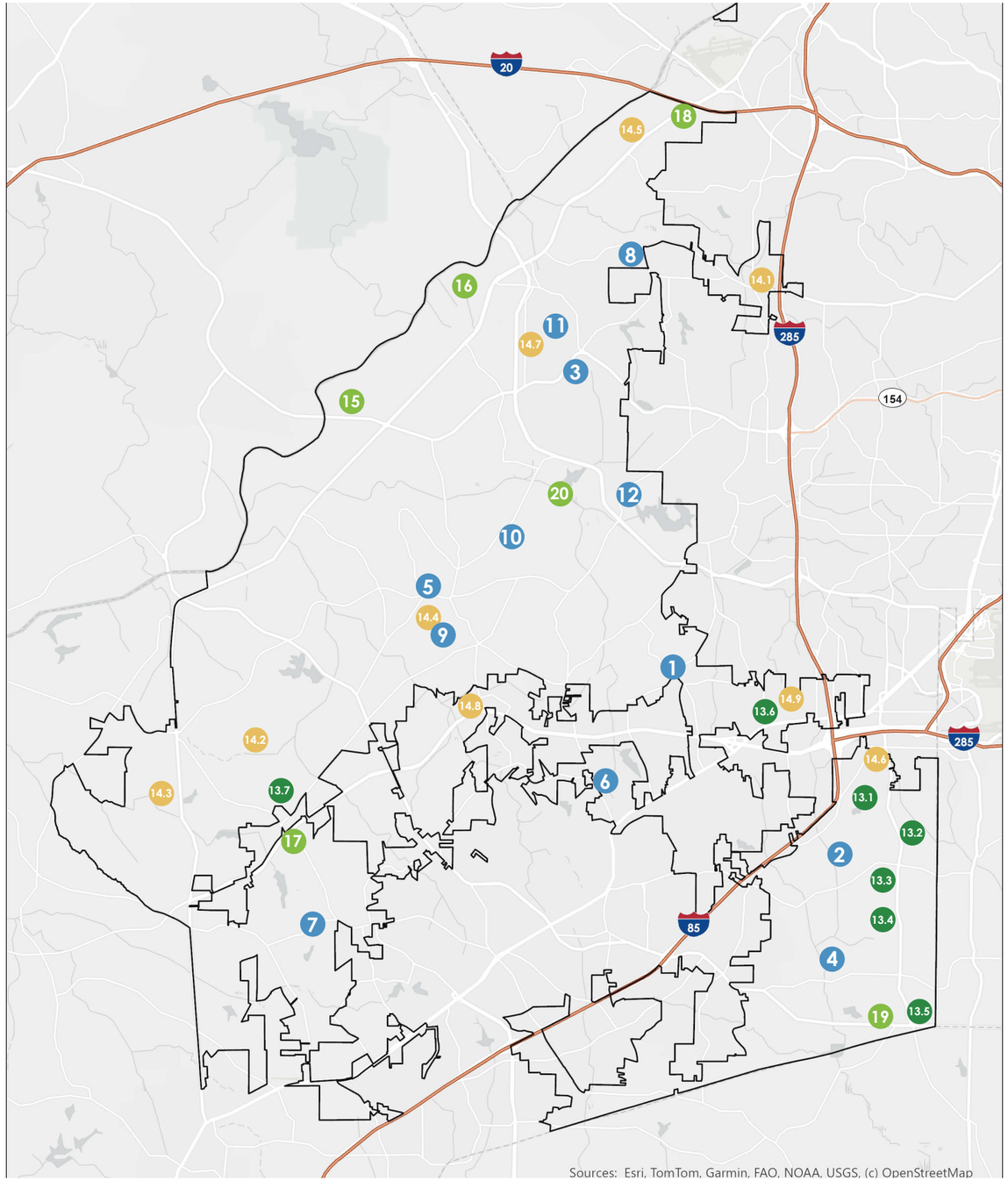


Image Caption: Development Nodes and Opportunities Map
Source: Sizemore Group

2.12 COMMUNITY ENGAGEMENT

City of South Fulton utilized a variety of techniques and levels of involvement to gain a complete understanding of existing conditions, community goals and values, needs and opportunities, and desires for the direction of the city. As detailed below, this process included both traditional and non-traditional techniques to reach broad and diverse audiences. Such techniques were - project management team meetings, stakeholder roundtables, a steering committee, public meetings, pop-up events, social media, and an interactive website through Social Pinpoint. The Team advertised all events and engagement opportunities in coordination with the City of South Fulton Department of Public Affairs to create flyers to distribute at community locations and promote engagement opportunities via social media. Participation was encouraged through an email communication list and the steering committee contacts to maximize outreach and additional paid advertising.

Nearing its ten-year anniversary as an incorporated municipality, the City of South Fulton has taken intentional steps to strengthen its community-driven planning efforts. While the City's inaugural 2021 comprehensive plan provided a foundational framework, it relied heavily on the Fulton County plan that preceded incorporation. City leadership recognized the need to move beyond this inherited approach and develop a plan that more fully reflects South Fulton's unique identity, priorities, and vision for the future.

Image Caption: Comp Plan Update - Pop Up Event #1 (2025)
Source: City of South Fulton

To achieve this, City administrators and councilmembers initiated the comprehensive plan update well in advance of the required timeline. This proactive approach was designed to allow for robust public engagement and ensure that the resulting plan is shaped directly by the voices of residents, stakeholders, and community partners. By building the plan from the ground up, the City aims to establish a stronger sense of place and a more authentic, community-centered roadmap for growth and development.

In this chapter, we detail the engagement tools, techniques, and methods that were used throughout the planning process.

CITY OF SOUTH FULTON MUNICIPAL MEETINGS

The engagement process began with an introductory presentation to the Planning Commission on January 15, 2025, followed by a formal presentation to the City Council through a public hearing on January 28, 2025. Participation in these hearings formally launched public involvement in the planning process. The project team returned to both bodies at the conclusion of the process to present the final recommendations and request authorization to proceed with ARC/DCA review of the updated Comprehensive Plan on September 15, 2025, and October 14, 2025, respectively.

STAKEHOLDER ROUNDTABLES

The team conducted roundtable style interviews between April – June 2025 with key stakeholders to further understand the needs that are most important to the community and the opportunities that may exist throughout the city to improve internal and external capacities. These roundtables helped to further an understanding of the needs that are most important to improve the city's capacity and ability to serve members of the community, as well as discuss any opportunities that could be incorporated into the comprehensive plan. They also helped to validate and clarify existing conditions and community engagement findings by serving as an outlet for more focused conversations.

Participants in the roundtables were as follows:

- **Law Enforcement and Emergency Services, April 29, 2025 (10:30 AM – 11:30 AM)**
  - *Chad C. Jones (Fire Department)*
  - *Keith Meadows (Police Department)*
  - *Eddie Smith (Police Department)*
  - *Paul Muhammad (Code Enforcement)*
- **Public Infrastructure, April 29, 2025 (12:30 PM – 2:00 PM)**
  - *Namarr Strickland (Information Technology)*
  - *Antonio Valenzuela (Public Works)*
  - *Jim Martinez (Public Works)*
  - *Thieldens Elneus (Information Technology)*
- **Cultural, Recreational, and Amenities, April 29, 2025 (2:00 PM – 3:30 PM)**
  - *John Geertsen (Cultural Affairs)*
  - *Qunyatta Warren (Cultural Affairs)*
  - *Tony Jordan (Parks and Recreation)*
  - *Ternard Turner (Parks and Recreation)*
- **Agriculture and Food Systems, May 29, 2025 (12:00 PM – 1:00 PM)**
  - *Denise Hamb (Hamb Ridge Farm)*
  - *Patrick Muhammed (Your Faith Farm)*
- **Business and Economic Development, June 18, 2025 (11:00 AM – 12:00 PM)**
  - *Paul McKoy (Real Estate)*
  - *John Perlman (Real Estate)*
  - *Leslie Zenn (Arden's Garden)*

Image Caption: Community Meeting #1, Phase 1 (2025)
Source: Sizemore Group

Image Caption: Community Meeting #1, Phase 1 (2025)
Source: Sizemore Group

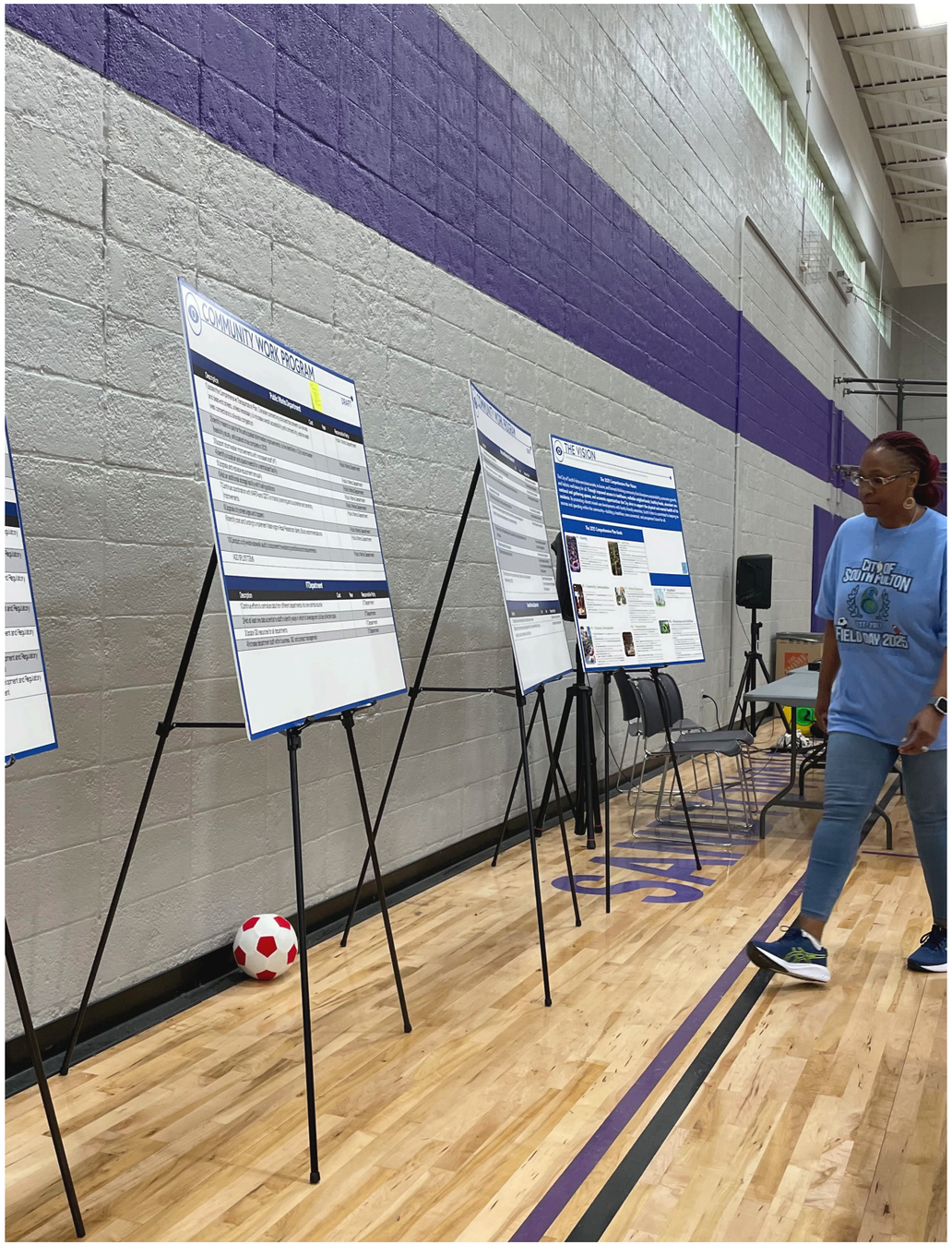


Image Caption: Comp Plan update - Pop Up Event #2 (2025)
Source: Sizemore Group

STEERING COMMITTEE

We worked closely with a Steering Committee comprised of stakeholder groups including residents, business and property owners, non-profit organizations, community groups, and others identified with guidance from city management. The Team met with the committee as a group three times during the planning period and consulted them individually as necessary to provide input to the identification of goals, vision, needs, and proposed solutions. Additionally, all significant findings and recommendations were presented to the committee for review, validation, and feedback, as well as any boards, handouts, and presentations prior to public meetings.

The Steering Committee was comprised of members representing:

- Atlanta Habitat for Humanity
- City of South Fulton Department of Economic Development
- City of South Fulton Planning Commission
- City of South Fulton Zoning Board of Appeals
- Fulton County Schools
- Fulton Industrial Boulevard Improvement District
- Residents as appointed by City Council

Image Caption: Community Meeting #2, Phase 1 (2025)
Source: Sizemore Group

Steering Committee Meeting #1 – Project Orientation

Steering Committee Meeting #1 consisted of a virtual presentation to introduce the project's intent, process and schedule, and set expectations for the steering committee while collecting initial input on the previous Comprehensive Plan's vision and goals. The Team also used this meeting as an opportunity to encourage committee members to advertise Public Meeting Phase 1 with their networks.

- **Meeting #1 – Microsoft Teams (with access via email distribution list)**
  - *Thursday, February 13, 2025, 6:30 PM – 8:30 PM*

Steering Committee Meeting #2 – Goals and Visions

Steering Committee Meeting #2 consisted of a brief presentation to provide an overview of the comprehensive planning process, as well as to discuss the results of community engagement round one and brainstorm new vision and goals. The team then invited attendees to review a future land use map of the city, divided by district, and provide feedback on new land uses, streetscape and transportation, and potential development nodes. The Team also used this meeting as an opportunity to encourage committee members to advertise Public Meeting Phase 2 with their networks.

- **Meeting #2 – City Hall**
  - *Tuesday, March 11, 2025, 6:30 PM – 8:00 PM*

Steering Committee Meeting #3 – Community Work Program (CWP), Future Land Use, and Recommendations

Steering Committee Meeting #3 consisted of a brief presentation to review the comprehensive planning process, summarize data collection and recommendations to date, and discuss the results of community engagement and draft vision and goals. The team then invited attendees to provide feedback on the draft Future Land Use Map (FLUM) and Community Work Program (CWP). The Team also used this meeting as an opportunity to encourage committee members to advertise Public Meeting Phase 3 with their networks.

- **Meeting #3 – City Hall**
  - *Wednesday, May 14, 2025, 6:00 PM – 7:30 PM*

PUBLIC WORKSHOPS AND OPEN HOUSES

The Team hosted seven public workshops and open houses between February and May 2025. These public workshops and open houses were hosted at key stages in the planning process to educate and gain feedback directly from residents or other stakeholders in and around the city. Each series prioritized different aspects of the comprehensive planning process, and exercises were developed and available at the events to provide attendees with knowledge about the project and encourage active participation in the process.

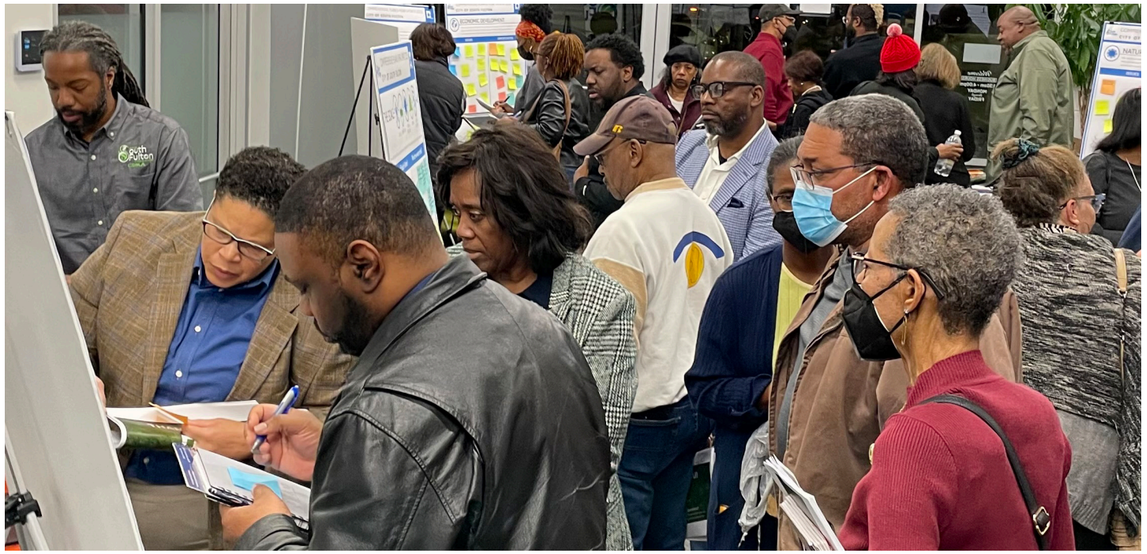


Image Caption: View of a community members participating at a community engagement event (2025)
Source: Sizemore Group

Public Meeting Phase 1 – "We're Listening!" A Community Kick Off and Listening Session

Public Meeting Series 1 consisted of two meetings to share the project's intent, process, and schedule to community members and collect input on existing conditions, the previous Comprehensive Plan's vision and goals, survey needs and opportunities, and launch the project site (cosfcompplan.com). The team gave a brief presentation to discuss the comprehensive planning process and purpose of the plan update along with a brief overview of the previous plan's goals, as well as eight activity boards on easels and a table with flyers advertising the project website and stickers for the engagement activities. For the activity boards, each participant was given sticky notes and directed to write down different issues and opportunities they support and want prioritized within the following five goal categories displayed on the presentation board (Economic Development, Housing, Land Use, Natural Resources, and Transportation System). For the second activity, participants were given sticky notes and asked to indicate locations on an existing future land use map where they would like to see more development. Participants placed their notes on the designated locations on the study area map provided on the presentation board and wrote down their priorities. For the last activities, participants were given sticky notes and asked to provide their thoughts on the prompts: 1) "Who is City of South Fulton?"; 2) "Who do we want to be?"; and 3) "What is your vision for the City of South Fulton? What is not captured by the previous vision statement?".

- **Meeting #1 – Sandtown Park (District 1)**
  - *Tuesday, February 18, 2025, 6:30 PM – 8:00 PM*
  - *39 attendees*
- **Meeting #2 – CoSF Office of Economic Development (District 6)**
  - *Monday, February 24, 2025, 6:30 PM – 8:00 PM*
  - *38 attendees*

Public Meeting Phase 2 - Design Charrette 3, 4 and 5

Public Meeting Series 2 consisted of three meetings to present the new vision statement, elements, and goals, as well as a future land use map (FLUM) split into nine boards, and a table with flyers advertising the project website and stickers for the engagement activities. For the activity boards, each participant was given sticky notes and directed to write down different issues and opportunities they support and want prioritized through the future land use map. Participants were asked to place dot stickers on the map to identify locations for improvements within the following five categories: development opportunities; preservation and conservation; parks and recreation; pedestrian and bicycle improvements; and street improvements. A digital version of this mapping exercise was launched on the website as a companion for this series.

Image Caption: Community Meeting #3, Phase 2 (2025)
Source: Sizemore Group

- **Meeting #3 – Welcome All Park (District 3)**
  - *Monday, March 31, 2025, 6:00 PM – 8:00 PM*
  - *24 attendees*
- **Meeting #4 – Elegant Occasions Event Center (District 4)**
  - *Thursday, April 3, 2025, 6:00 PM – 8:00 PM*
  - *37 attendees*
- **Meeting #5 – Burdett Park (District 5)**
  - *Thursday, April 10, 2025, 6:30 PM – 8:00 PM*
  - *14 attendees*

Public Meeting Phase 3 – Preliminary Recommendations Open House

Public Meeting Phase 3 consisted of two meetings to present the Draft Comprehensive Plan draft concepts, collect feedback on plan elements, and to present an opportunity to remain engaged in the process going forward. This meeting series consisted of a presentation of the new vision statement, elements, and goals, as well as a FLUM split into nine boards, CWP boards split into three boards, and a table with a general comment box to solicit feedback. For the activity boards, each participant was given sticky notes and directed to write down different changes they support and want prioritized through the future land use map as well as identify other opportunity locations. Participants were also given sticky notes to provide comments, suggestions, and additions to the CWP.

- **Meeting #6 – Wolf Creek Library (District 2)**
  - *Tuesday, May 20, 2025, 5:30 PM – 7:30 PM*
  - *32 attendees*
- **Meeting #7 – Fairfield Inn (District 7)**
  - *Thursday, May 22, 6:30 PM – 8:30 PM*
  - *19 attendees*

Public Meeting Phase 4 – Final Recommendations Open House

Public Meeting Phase 4 consisted of five meetings designed to present the final Comprehensive Plan recommendations, inform the community of updates and revisions, gather feedback on plan elements,

Image Caption: Community Meeting #4, Phase 2 (2025)
Source: Sizemore Group

Image Caption: Community Meeting #7, Phase 3 (2025)
Source: Sizemore Group

respond to questions, and provide opportunities for continued engagement in the planning process. Each meeting included a presentation outlining the new vision statement, plan elements, and goals.

An open-house–style exhibition accompanied the presentation and featured display boards showcasing the complete Community Work Program (CWP), existing and proposed Future Land Use Maps (FLUM), district-specific zoomed-in FLUMs, Focus Area Maps, and the land use table. Participants were encouraged to ask questions about any aspect of the plan and were invited to share comments, suggestions, and proposed additions to the CWP and FLUM using sticky notes.

- **Meeting #8 – Elegant Occasions Event Center (District 4)**
  - *Thursday, January 22, 2026, 6:00 PM – 8:00 PM*
  - *33 attendees*
- **Meeting #9 – CoSF Office of Economic Development (District 6)**
  - *Thursday, January 29, 2026, 6:00 PM – 8:00 PM*
  - *16 attendees*
- **Meeting #10 – Welcome All Park (District 3)**
  - *Monday, February 2, 2026, 6:00 PM – 8:00 PM*
  - *31 attendees*
- **Meeting #11 – Renaissance Church of Christ (District 2)**
  - *Wednesday, February 4, 2026, 6:00 PM – 8:00 PM*
  - *46 attendees*
- **Meeting #12 – Burdett Park (District 7)**
  - *Thursday, February 5, 2026, 6:00 PM – 8:00 PM*
  - *25 attendees*

Image Caption: Community Meeting #9, Phase 4 (2026)
Source: Sizemore Group

Image Caption: Community Meeting #10, Phase 4 (2026)
Source: City of South Fulton

POP UP EVENTS

The Team tabled three preexisting events between April and June 2025 as pop-up opportunities. Pop-up events are an excellent way to connect with the community right where they are, at places or events where a significant number of people is expected.

Pop Up Event 1 – Chalk-a-Block

The Team participated in the annual Chalk-a-Block event hosted by City of South Fulton's Department of Cultural Affairs, in the final phase of this planning process. This pop up was used primarily as an opportunity to inform the public, particularly young families with children who may not attend public meetings. Participants learned about planning efforts and to promote online engagement activities prior to Public Meeting Phase 3. The Team distributed study information and meeting flyers, provided tablets for attendees to participate in online activities, and comment forms for the public to provide general input.

- **Pop Up Event #1 – Southwest Arts Center**
    - *Saturday, April 26, 2025, 9:00 AM – 2:00 PM*

Image Caption: Pop Up Event #1 (2025)
Source: Sizemore Group

Pop Up Event 2 – City of South Fulton Staff Field Day

The Team participated in the annual City Staff Field Day during the final phase of this planning process. This pop up was used primarily as an opportunity to solicit feedback about the comprehensive plan from staff members whose departments would be tasked with implementing the CWP and other action items in the plan. Attendees were invited to interact with three activity boards showing the draft CWP items by department and asked to use dot stickers to indicate their favorite items or use sticky notes to add additional ones. They were then given $100 in faux money and asked to "fund" various aspects of the CWP by placing their money in specified buckets for city department. Participants were also asked to provide comments on the draft vision and goals for the plan on sticky notes.

- **Pop Up Event #2 – Sandtown Park Recreation Center**
    - *Friday, May 30, 2025, 10:00 AM – 3:00 PM*

Pop Up Event 3 – Juneteenth 2025

The Team participated in the annual Juneteenth Celebration during the final phase of this planning process. This pop up was used as an opportunity to inform the public about the planning effort and solicit feedback on its recommendations. Attendees were invited to interact with three activity boards showing the draft CWP items by department and asked to use dot stickers to indicate their favorite items or use sticky notes to add additional ones. They were then given $100 in faux money and asked to "fund" various aspects of the CWP by placing their money in specified buckets for city departments. Participants were also asked to provide comments on the draft vision and goals for the plan on sticky notes.

- **Pop Up Event #3 – Wolf Creek Amphitheater**
    - *Saturday, June 14, 2025, 3:00 PM – 10:00 PM*

Image Caption: Pop Up Event #3 (2025)
Source: Sizemore Group

Image Caption: Pop Up Event #3 (2025)
Source: Sizemore Group

ONLINE ENGAGEMENT

Online engagement provides a convenient way to engage with the public and to share information. During the first phase of engagement, we launched a project site, CoSFCompPlan.com, as an online hub to serve as the central location for project information including project overview and schedule, outreach event announcements, and plan documents. The site also hosted two engagement activities, the community survey, and interactive map as a convenient way to engage with the public and collect feedback on issues that could influence the comprehensive plan's priorities around key topic areas.

Additionally, timely and strategic content was developed for the city to post on its own social media channels as calls to action for engagement opportunities and events. We also coordinated with the City of South Fulton Department of Public Affairs to leverage other existing marketing outlets to maximize digital and traditional outreach footprints.

Image Caption: Community Meeting #12, Phase 4 (2026)
Source: City of South Fulton

ONLINE COMMUNITY SURVEY AND INTERACTIVE MAP

We launched an online survey and interactive map to collect feedback on issues and opportunities relating to City of South Fulton. Both the survey and the map remained available for feedback through April 2025, and each received 52 and 56 responses, respectively. Further online engagement remained open for comments till January 2026. Stakeholders and the general public accessed the community survey and interactive map through the project website, and the results from these activities were incorporated into the updated vision and goals for the plan.

The community survey was divided into five parts based on the major topic areas identified as priorities by stakeholders, the public, and city officials: Housing and Neighborhoods; Economic Development and Future Growth; Transportation and Mobility; Infrastructure and Community Facilities; and Parks, Natural Resources, and the Environment. Each section began by presenting a preselected list of activities and qualities about the area (derived from the previous comprehensive plan) and asked respondents to rate each of those activities/ qualities as a strength or weakness for the City of South Fulton today before continuing to the remainder of the section-specific questions. Respondents were also asked about their demographic information at the end of the survey.

Similarly, the community contributed to the interactive map by identifying a location on a digital map and leaving a comment to share their thoughts about how to improve the City of South Fulton. They accomplished this by zooming the map to the area of concern or typing an address in the search bar atop the map, clicking "Add Marker", deciding which pin category most closely aligned with their comment or concern, and then dragging that pin to the location and dropping it. After placing the pin, they added text to provide more information and had the option to upload a photo to support the comment or provide an example of a good solution.

Image Caption: Community Meeting #8, Phase 4 (2026)
Source: City of South Fulton

2.13 NEEDS AND OPPORTUNITIES

The following needs and opportunities were developed through the community and stakeholder engagements.

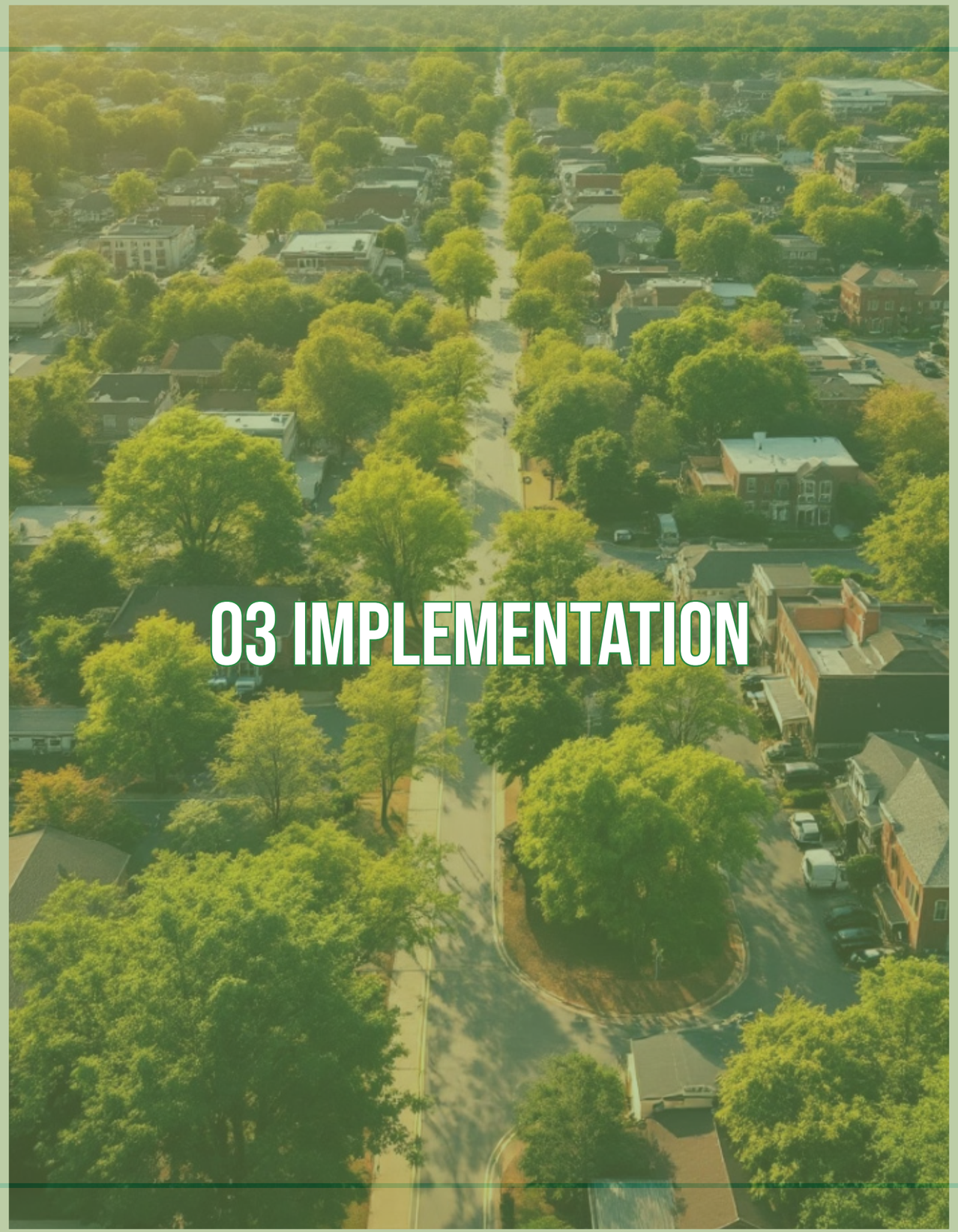
NEEDS

1. **Housing & Community Stability:** Create accessible and diverse housing options, including missing middle and mixed-use developments, to serve families, seniors, and young professionals. Support aging in place through well-served neighborhoods, improve property maintenance standards, and assist homeowners in preserving property values.
2. **Leadership, Capacity & Communication:** Provide training and development opportunities to strengthen neighborhood and business leadership. Ensure residents and developers can easily access information, and enhance communication between the community and government through digital and in-person channels.
3. **Economic Development & Local Entrepreneurship:** Support small, legacy, and emerging businesses while fostering innovation hubs and providing resources for entrepreneurs. Promote mixed-use development and key sectors such as health, wellness, and agriculture to attract investment, talent, and diverse economic opportunities.
4. **Walkable, Mixed-Use, & Vibrant Development:** Encourage walkable, clustered, and mixed-use development that integrates retail, residential, civic, and green spaces. Enhance key corridors and nodes to create accessible, high-quality community hubs.
5. **Natural Assets & Green Infrastructure:** Protect and enhance natural systems, including tree canopy, wetlands, rivers, and agricultural land. Expand parks, trails, greenways, and urban agriculture while advancing sustainable land, water, and local food systems for long-term resilience.
6. **Transportation & Connectivity:** Develop an accessible, multimodal transportation network with walkable streets, bike lanes, ADA-compliant trails, and expanded transit options. Prioritize underserved areas, integrate green infrastructure, and support clean mobility solutions such as EV infrastructure.
7. **Civic Facilities & Public Services:** Design and locate city facilities as community-centered, health-focused, multi-use hubs in walkable, mixed-use areas. Expand civic services and gathering spaces, integrate natural landscapes, and ensure equitable access to services across all neighborhoods.
8. **Land Use, Growth & Infrastructure:** Support strategic, well-planned housing and mixed-use growth while preserving rural character and natural landscapes. Upgrade infrastructure—including water, sewer, and stormwater systems—to accommodate growth, and reinforce Development and Opportunity Nodes as focal points for investment.
9. **Parks, Recreation & Healthy Living:** Improve and expand parks, recreation facilities, trails, and open space. Promote a healthy living environment through street beautification, landscaping, and access to healthy food options to enhance quality of life.
10. **Community Identity & Placemaking:** Strengthen community identity through streetscape improvements, design standards, and placemaking initiatives. Activate underutilized commercial areas, attract high-quality commercial development, and create vibrant, recognizable gateways and activity centers.

OPPORTUNITIES

1. **Diverse Housing Stock:** South Fulton offers single-family homes, townhomes, and multi-family units, with opportunities for intergenerational households and lower home prices compared to much of Metro Atlanta.
2. **Available Land and Development Potential:** The city has approximately 25,000 hectares of developable land, suitable for mixed-use, transit-oriented, industrial, and commercial growth.
3. **Strategic Location and Connectivity:** Proximity to Hartsfield-Jackson Atlanta International Airport, Savannah's port, Fulton Industrial Boulevard, MARTA corridors, and regional highways positions South Fulton as a logistics, industrial, and residential hub.
4. **Parks, Recreation, and Cultural Facilities:** Nearly 700 acres of parks, plus facilities like Burdett, Sandtown, Welcome All Parks, Southwest Arts Center, and Wolf Creek Amphitheater, support recreation, arts, and community life.
5. **Healthy and Multi-Modal Access:** Extensive MARTA coverage, ongoing trail investments, sidewalks, and community improvement projects enable walking, biking, and alternative transportation options.
6. **Municipal and Civic Facilities:** Active investment in police, fire, and other city facilities strengthens service delivery and civic infrastructure.
7. **Blight Removal and Redevelopment:** The city has funded demolitions and property acquisitions to reduce safety hazards and prepare sites for new development.
8. **Community Engagement and Identity:** Strong civic involvement, cultural heritage, and resident participation in planning processes support preservation and neighborhood-driven initiatives.
9. **Homeownership and Workforce Programs:** High resident interest in homeownership and public-private partnerships (e.g., with Progress Residential) provide a foundation for affordable housing and workforce stability.
10. **Communications and Public Safety Technology:** Robust city communications platforms, crisis alert systems, participatory policing committees, and integrated security technology enhance engagement and safety.
11. **Industrial and Business Infrastructure:** Fulton Industrial Boulevard, industrial parks, high-speed internet, utilities, and business incentives support manufacturing, logistics, and entrepreneurship.
12. **Regional and Freight Planning Integration:** South Fulton participates in the 2050 Southern Fulton Comprehensive Transportation Plan, corridor studies, and ARC-supported freight and ITS projects, enabling coordinated regional growth and multimodal mobility.

Image Caption: Ribbon Cutting Ceremony for Enon Road Sidewalks
Source: City of South Fulton

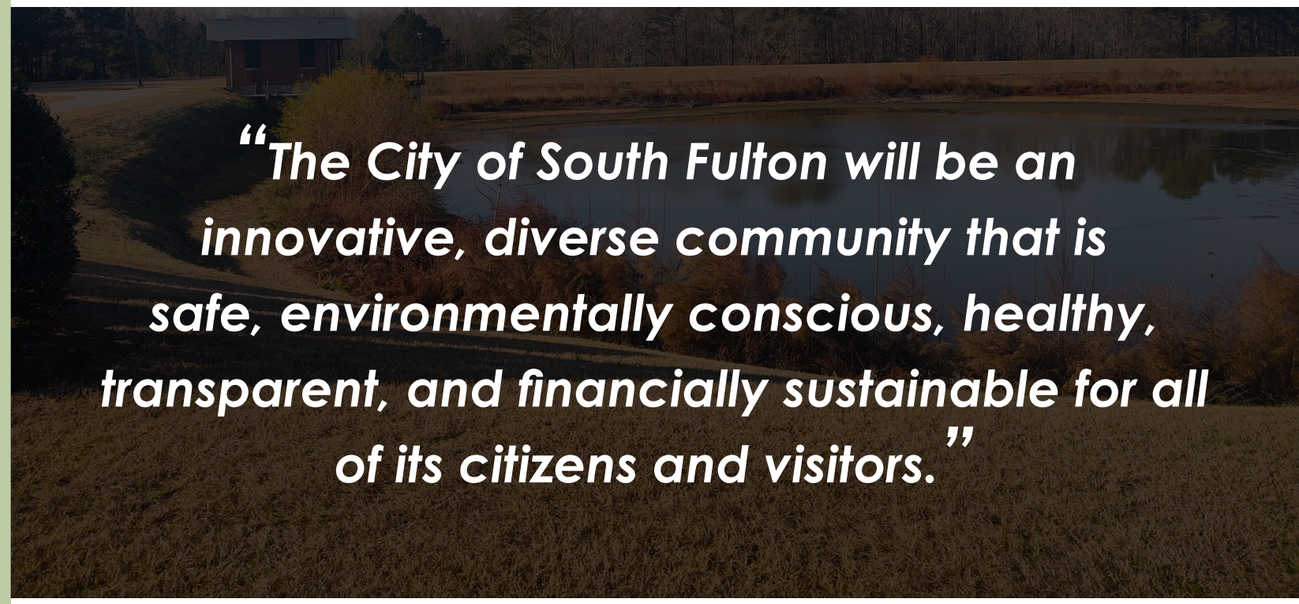


03 IMPLEMENTATION

This section builds upon the assessments and community engagement detailed in the preceding pages by summarizing key assets or opportunities and challenges. It also presents the overarching community vision, along with goals or needs and guiding policies designed to address those goals. Specific actionable tasks and priority projects are outlined in the Community Work Program at the end of this section.

3.1 VISION

The Community Vision serves as the foundation of the City of South Fulton's Comprehensive Plan, rooted in extensive engagement with residents and stakeholders. It reflects the collective aspirations for a healthier, more connected, and vibrant community. Guided by the principles of the Blue Zone, focusing on well-being, longevity, and livability, the vision informs every element of the plan, from goals and needs to action steps and the Community Work Program. By aligning with this shared vision, the City of South Fulton aims to foster an inclusive, resilient, and thriving future for all.



3.2 GOALS

HOUSING GOAL | ENSURE STABLE HOUSING FOR ALL

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Diverse Housing Stock**
   - Presence of single-family homes, townhomes, and multi-family units.
   - Opportunities for intergenerational households in larger lots or homes.
   - Lower average home prices and rents compared to many parts of Metro Atlanta.
2. **Available Land and Development Potential**
   - Compared to core urban areas, South Fulton still has developable land.
   - Potential for mixed-use, transit-oriented developments.
3. **Community Engagement and Identity**
   - Strong community ties and civic engagement around land use and planning.
   - Unique cultural and historical identity that can guide housing preservation.
4. **Proximity to Job Centers**
   - Close to Hartsfield-Jackson Atlanta International Airport and major employment corridors like Camp Creek Marketplace and Fulton Industrial Boulevard.
   - Access to MARTA and regional highways.
5. **Strong Homeownership Interest:** there is strong interest in homeownership amongst residents, indicating a solid foundation for programs focused on transitioning renters into homeowners.
6. **Blight Removal Initiatives:** The city has funded demolitions of and purchased abandoned properties, reducing safety hazards and preparing for new development.
7. **Public Private Workforce Partnerships:** Collaborative pilots, like those between South Fulton Police Department and Progress Residential, help secure affordable rental options for essential workers.

Challenges

1. **Zoning Fragmentation and Infrastructure Gaps**
   - Fragmented borders and outdated zoning, hinder coherent residential growth.
   - Aging and lacking infrastructure, especially in more rural parts of the city, impact growth opportunities.
   - Some areas struggle with aging housing stock and limited code enforcement capacity.

- Need for home repair and preservation programs.

2. **Regulatory Hurdles:** Complex permitting (e.g., for missing middle housing) and zoning restrictions hinder affordable rental creation.
3. **Lack of Diverse Housing Types**
   - Over-reliance on single-family zoning; limited affordable multifamily or “missing middle” housing (e.g., duplexes, quadplexes).
   - Few senior or workforce housing options.
4. **Investor-Driven Housing Pressure:** Corporate investors snap up single-family homes, driving up prices, increasing rent, and increasing eviction risks. The city has historically opposed new "build-to-rent" subdivisions in its zoning ordinances and has sought to maintain its high homeownership rate by prohibiting developers from building single-family rental homes.
5. **Affordable and Accessible Housing Scarcity:**
   - Rising property values and rents threaten to displace long-term residents.
   - Homeownership gaps, especially among Black and low-income households.
   - Many homes are not built with aging in place in mind (e.g., stairs, narrow hallways).
   - Limited availability of smaller, single-level homes or accessory dwelling units (ADUs).
6. **Gentrification and Displacement Risk:** New development pressures and speculative investment risk pushing out legacy residents, particularly near high-demand corridors.
7. **Transportation-Housing Mismatch**
   - Limited transit connectivity and walkable neighborhoods make car ownership essential.
   - Cost burden increases with combined housing and transportation costs.
8. **Lower Value “cold spots” and Redevelopment Lag:** Brownfield sites and tax-assessed undervalued areas hinder viable investment in affordable housing.

Goal Items

1. **Homeownership pathways:** Create accessible routes to homeownership. This builds generational wealth within our community.
2. **Housing Diversity:** Support various housing types and affordability,including missing middle and mixed-use, along key corridors. This ensures options for families, seniors and young professionals.
3. **Lifelong Community:** Develop neighborhoods where residents can age in place and a variety of neighborhood services are provided.
4. **Property Maintenance:** Quality maintenance standards ensure lasting property values. Work to address poorly maintained investor properties. Provide financial assistance and services to assist property owner for maintenance.

Policies

1. **Regulatory Reform:** Revise zoning to enable mixed-use, higher-density, and missing-middle housing—particularly near transit and growth corridors. Simplify special-use permitting and pursue up-zoning to allow duplexes, triplexes, and small-scale multifamily homes.
2. **Growth Management Across Jurisdictions:** Collaborate with the Atlanta Regional Commission, Aerotropolis, and nearby cities to coordinate growth and align land use decisions. Establishing a dedicated Housing Office or Task Force within city government can strengthen housing policy leadership, while expanding partnerships with regional organizations such as ARC, Invest Atlanta, and Enterprise Community Partners will enhance resources and implementation capacity.
3. **Affordable Housing Funding Tools:** Expand affordable housing by leveraging public-private partnerships, LIHTC incentives, housing trust funds, and infrastructure subsidies to close funding gaps. The City should adopt inclusionary zoning policies that require or encourage affordable units in new developments and support community land trusts or housing cooperatives to preserve long-term affordability. Additional strategies include offering density bonuses and fee reductions to developers building affordable units and prioritizing the use of surplus public land, such as former school or government sites, for affordable housing projects.
4. **Investor Regulation for Housing Equity:** Policies like special use permits, annual registrations, and build-to-rent controls aim to limit corporate investor dominance in single-family housing.
5. **Homeowners’ Protection:** Demolition of blighted properties and legacy tax assistance programs help support owners and reduce displacement.
6. **Encourage Varied Housing Types:** Support for single-family, townhomes, senior housing, accessory dwellings, and mixed-use redevelopment aligns with community goals.
7. **Redevelopment and Land-Use Alignment:** EPA-funded brownfield cleanup supports residential redevelopment in under-served zones.
8. **Land Sovereignty via Public Ownership:** Goals include city ownership of key parcels for mixed-income or public housing development.
9. **Budget Support and Capital Investments:** Prioritize infrastructure, pedestrian safety, and facility investments that underpin housing development.

COMMUNITY COMMUNICATION/ COORDINATION

BUILDING TRUST WITHIN THE COMMUNITY

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Robust Communications Infrastructure**
    - The City's Communications and Public Affairs departments manage the official website, social media, newsletters (e.g., South Fulton Voice), and are developing "South Fulton Today", an independent news hub with blogs, events, video content, and a podcast.
    - Internally, they use tools like the "Daily Drip" newsletter, intranet, and employee feedback systems to keep staff aligned.
    - City Council members share information via dedicated e-newsletters to their constituents on a regular basis.
2. **Integrated Public Safety Tech:** The Connect South Fulton initiative registers community security cameras and offers optional live-feed integration with the police, enabling faster crime response.
3. **Crisis Communication Platform:** A mobile app / CMS (from ITsimple) now delivers real-time alerts across channels, efficiently pushing urgent info (e.g., COVID updates) through website, app, and social media.
4. **Participatory Policing Committees:** The city passed 21st Century Policing ordinances and created a Use of Force Oversight Committee, giving community members structured roles in reviewing incidents.

Challenges

1. **Weak Community Identity**
    - Many residents and businesses aren't even aware they're in South Fulton, weakening civic pride and complicating branding.
2. **Complex Administrative Structure:** South Fulton's "archipelago" geography and reliance on Fulton County for services (e.g., sanitation, utilities, schools) makes unified messaging and coordination more difficult.

Goals Items

1. **Training Opportunities:** Provide leadership development for neighborhood leaders.
2. **Information Access:** Ensure residents and local developers can easily access development information.
3. **Build Capacity:** Strengthen knowledge of South Fulton issues for neighborhood and business leaders.
4. **Improve Communication:** Enhance information flow between government and community through digital and in-person opportunities.

Policies

1. **Leadership Development:** Support and fund ongoing leadership training programs and improved structures for neighborhood and civic leaders to build more informed and engaged community participation.
2. **Transparent Information Access:** Ensure all zoning, permitting, and development information is accessible on-line in user-friendly formats for both residents and local developers.
3. **Community Education and Capacity Building:** Host regular workshops and forums to enhance understanding of local government processes, policies, and key South Fulton issues among neighborhood leaders, youth, and business owners.
4. **Multi-Channel Communication Strategy:** Invest in both digital tools (website, mobile app, social media) and in-person engagement (town halls, pop-ups) to improve information flow between city government and residents.
5. **Crisis Communication Protocols:** Maintain and regularly update a mobile-based emergency alert system (e.g., SpotlightCMS) to ensure residents receive real-time, cross-platform updates during emergencies.
6. **Beautification Through Engagement:** Continue branding and beautification campaigns that partner with HOA - led beautification workshops, local businesses for signage guidelines, and residents.

ECONOMIC DEVELOPMENT

CREATING ECONOMIC ENGINE FOR THE CITY OF SOUTH FULTON

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Strategic Location and Infrastructure**
    - Positioned next to Hartsfield-Jackson Atlanta International Airport and within reach of Savannah's seaport, South Fulton is a logistics hub. The Fulton Industrial Boulevard is the largest industrial corridor along the Atlantic Coast.
    - The city benefits from competitive tax incentives (e.g. Freeport exemptions), modern utilities, high speed internet, and business and industrial parks.
2. **Affordable, Undeveloped Land**
    - The city holds about 25,000 hectares of underdeveloped land, opportunities for industrial, mixed-use, and commercial growth.
3. **Demographics and Workforce**
    - As the U.S.'s largest majority Black city, South Fulton offers access to a $300 billion consumer market with income above national averages.
    - Partnerships like Aerotropolis include workforce initiatives focusing on hospitality, tech, and logistics sectors.
4. **Entrepreneurial and Business Support:** City agencies provide tailored business assistance, grants, and active Community Improvement Districts (CIDs) investing in transportation, safety, and beautification.

Challenges

1. **Fragmented Geography and Zoning Conflicts**
    - The city's irregular borders have resulted in mixed zoning, commercial, industrial, and residential areas interspersed, which complicates planning.
    - Push-back from residents concerned about warehouse and data center growth includes traffic congestion and encroachment on homes.
2. **Infrastructure Gaps**
    - Aging roads, sidewalks, sewers, and lack of transit connectivity hinder development, especially in the Old National Highway corridor and potential mixed-use site.
    - Areas zoned for industrial use often lack adequate buffering, increasing friction with nearby neighborhoods.
3. **Limited Retail, Healthcare and Amenities:** While residential growth is ongoing, retail, restaurants, and healthcare infrastructure are lagging.
4. **Perceptions and Financial Constraints:**
    - Developers and lenders often see southern Fulton County as risky due to perceived higher crime and lower incomes, making financing harder to secure.
    - Balancing immediate tax revenue (e.g. from warehouses and data centers) versus long-term mixed-use, walkable development remains a financial dilemma.

Goals

1. **Support Small Businesses:** Retain and support legacy and emerging small businesses.
2. **Create Innovation Hubs:** Leverage low-cost commercial space and shared resources for startups and artists. Create training and education opportunities for entrepreneurs.
3. **Attract Investment and Talent:** Market mixed-use development opportunities and launch campaigns targeting young professionals.
4. **Health and Wellness:** Market the city's health and wellness focus to attract medical and health providers to the area.
5. **Support Agriculture and Agritourism:** Encourage agricultural and agritourism growth and continue to build the city's brand as an Agri-community.
6. **Diverse Land Uses:** Ensure a diverse mix of land uses for sustainable economic growth and tax revenue.

Policies

1. **Support and Grow Small Businesses:** Bolster local economic growth by expanding grant and incentive programs to retain legacy businesses and nurture emerging entrepreneurs, particularly along key corridors such as Old National and Camp Creek. Providing technical assistance, co-working spaces, and streamlined permitting will further support startups and small businesses. Strengthening partnerships with Community Improvement Districts (CIDs) can also help fund façade enhancements, improved signage, and additional small business resources.
2. **Create Innovation Hubs and Entrepreneur Training:** Foster innovation and job creation by utilizing affordable commercial spaces to develop innovation districts and shared workspaces for creatives, tech startups, and makers. Partnering with regional institutions and programs will further enhance business incubation, mentorship, and workforce development in high-growth sectors such as logistics, health, and hospitality.
3. **Attract Investment, Talent, and Development**: Promote mixed-use development in key areas like Old National Highway to attract young professionals and higher-paying jobs. A targeted branding and marketing campaign can showcase the city's strategic location, affordability, and expanding live-work-play destinations to further enhance its regional appeal.

4. **Advance Health and Wellness-Focused Economic Growth:** Advance Blue Zone-inspired vision by attracting health providers, wellness companies, and related industries to expand access to care. Incentivizing development that integrates healthcare, mental health, and wellness amenities in underserved areas will further promote a healthier, more resilient community.
5. **Support Agribusiness and Agri-Tourism:** Protect agricultural land through targeted zoning while promoting value-added agriculture, urban farms, and farmers markets to strengthen local food systems. Encouraging agri-tourism events and destinations can further highlight the city's rural heritage and natural assets, supporting both economic development and community identity.
6. **Ensure Land Use Diversity and Strategic Redevelopment:** Pursue zoning reforms that enable a balanced mix of residential, commercial, civic, and industrial uses to create a more sustainable tax base. Redevelopment efforts should prioritize underutilized parcels through strategic rezoning, supported by community-focused buffers and traffic management solutions to ensure equitable and well-planned growth.
7. **Invest in Infrastructure to Unlock Economic Potential:** Prioritize infrastructure upgrades, including sidewalks, roads, and sewers, in key growth nodes and corridors. Incorporating paving assessments and green infrastructure into work programs will ensure that annexed and underserved areas receive equitable and sustainable improvements.
8. **Strengthen Regional Collaboration:** Maintain active engagement with the Aerotropolis Alliance and regional CIDs to coordinate land use, workforce, and transportation strategies across city boundaries. Leveraging these regional partnerships can also provide access to funding, workforce pipelines, and support for large-scale project implementation.

LAND USE

DEVELOP A UNIQUE SOUTH FULTON

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Strategic Location and Undeveloped Land:** Sitting between Hartsfield-Jackson Atlanta International Airport and Savannah port, South Fulton offers large tracts of affordable, developeable land, ideal for industrial, commercial, and mixed-use growth.
2. **Robust Industrial Infrastructure:** Includes the expansive Fulton Industrial Boulevard corridor, one of the Atlantic Coast's largest industrial zones, and multiple industrial parks with utilities and high-speed internet.
3. **Committed Public-Private Initiatives:** Development tools like Tax Allocation Districts (TADs) and the Downtown Development Authority have potential to invest in large mixed-use and infrastructure projects.
4. **Parks and Cultural Facilities:** Extensive recreational assets include Burdett, Sandtown, and Welcome All Parks, plus the Southwest Arts Center and Wolf Creek Amphitheater supporting rich community life.
5. **Rich Agricultural and Natural Landscape:** The city is rich with agricultural and natural land, a key identity of the city.

Challenges

1. **Fragmented Zoning and Jurisdiction:** Mixed borders and a legacy of uncoordinated annexations lead to inconsistent land uses. Industrial zones often abut residential areas, straining services and hindering residential development.
2. **Traffic and Infrastructure Pressures:** Rapid rezoning for industrial use is sparking community concern over increased truck traffic. Inadequate buffers and aging infrastructure exacerbate the issue.
3. **Housing stock misalignment:** With a young and diverse population, the city is moving beyond starter homes toward higher-density, mixed-use housing, but code updates and infrastructure must match these ambitions.
4. **Revenue reliance on industrial property:** While data centers and warehouses bring valuable tax income, they may suppress residential and retail development interest.

Goals

1. **Target Local Retail:** Recruit local serving retail, including grocery stores in walkable village nodes.
2. **Quality Corridors**: Enhance and beautify key corridors to attract high quality businesses.
3. **Protect Natural Beauty:** Preserve tree canopy and natural areas throughout the city and make accessible to residential communities.

4. **Mixed-Use and Cluster Development:** Blend residential, retail, green space/green amenities, and entertainment in walkable nodes. Encourage cluster development in areas with existing infrastructure.
5. **Preserve and Enhance Legacy Neighborhood**: Preserve, celebrate, and enhance existing neighborhoods.
6. **Support Agricultural Land**: Preserve and grow agricultural land, from large working farms to community gardens.

Policies

1. **Promote Targeted Mixed-Use and Cluster Development:** Encourage mixed-use, walkable village nodes by clustering residential, commercial, green space, and entertainment uses in designated growth areas, especially where infrastructure already exists. Prioritize development patterns that reduce sprawl, preserve rural character, and enhance quality of life.
2. **Recruit Local-Serving Retail to Village Centers:** Support zoning and land use strategies that attract grocery stores, pharmacies, and essential services to under-served areas, particularly in walkable nodes. Leverage public-private partnerships and incentive zones to make sites development-ready for local-serving retail.
3. **Enhance and Reinforce Quality Corridors:** Implement design standards and targeted investments along key corridors, such as Old National Highway, Camp Creek Parkway, and Roosevelt Highway, to attract higher-quality businesses. Use beautification, signage, and infrastructure upgrades to elevate corridor identity and encourage reinvestment.
4. **Preserve Natural Areas and Tree Canopy:** Integrate tree canopy and environmental preservation into all land use decisions. Create overlay districts and conservation zones that prioritize open space, stream buffers, and access to natural amenities for nearby neighborhoods.
5. **Support Agricultural Land and Urban Farming:** Protect existing agricultural land through rural zoning districts and encourage expansion of urban farming, community gardens, and agri-tourism. Use zoning, incentives, and city-owned land to promote food sovereignty and local production.
6. **Celebrate and Reinforce Legacy Neighborhoods:** Preserve the character of historic and legacy neighborhoods through context-sensitive infill, infrastructure investment, and preservation tools. Provide design standards, incentives, and infrastructure improvements that support neighborhood stability and identity.
7. **Coordinate Growth Through a Citywide Land Use Vision:** Support strategic land control and development through coordinated planning, use of city-owned parcels, and clear policies for growth areas. Align zoning with the Future Land Use Map to ensure compatibility, reduce conflict, and reinforce the city's long-term development goals.
8. **Leverage Land Use Tools to Guide Quality Development:** Utilize and expand development tools such as Tax Allocation Districts (TADs), the Development Authorities, and Community Improvement Districts (CIDs) to direct quality growth and infrastructure.
9. **Buffer and Mitigate Industrial-Residential Conflicts:** Update zoning and development codes to enforce clear buffers, traffic controls, and design standards between industrial and residential uses. Ensure that infrastructure upgrades accompany rezoning requests and that community concerns are addressed through proactive engagement.
10. **Align Land Use with Future Housing Needs:** Encourage a broader range of housing types—including townhomes, duplexes, and senior housing—in designated mixed-use areas. Revise zoning to support higher-density, affordable, and attainable housing options in areas aligned with walkability and transit access.

NATURAL RESOURCES

Enriching Community Life Through Strategic Development

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Parks and Recreation Areas:** The city manages 17 parks spanning about 692 acres, including trails, athletic fields, and aquatic centers.
2. **Linear Natural Assets and Corridors:** Planning documents emphasize balancing development with natural corridors, particularly around the Chattahoochee River corridor and historic Campbellton area.
3. **Available Land:** The city has large parcels of underdeveloped and forested land that has huge potential for preservation and conservation.
4. **Agricultural Land:** Several residents are involved in active agriculture, livestock farming, and agritourism throughout the city.

Challenges

1. **Redeveloping Brownfields**: Historic industrial and underutilized zones face contamination issues that must be managed before reuse.
2. **Managing Urban Growth and Density:** Redevelopment along Old National Highway presents balancing acts between densification and preserving green space.
3. **Environmental Equity:** Under-served neighborhoods need targeted investment to ensure green infrastructure and environmental justice, especially where brownfield cleanup is needed.
1. **Conservation and Preservation:** City lacks a clear strategic plan for citywide conservation and preservation strategies.
2. **Coordinating Across Jurisdictions:** Collaborative planning with Fulton County, ARC, adjacent cities, and state agencies is essential but can be complex.
3. **Infrastructure and Climate Resilience:** Integrating stormwater management, green infrastructure, and LEED-certified buildings across city assets is a growing priority.

Goals

1. **Preserve and enhance natural green infrastructure:** Protect and expand tree canopy, wetlands, and native landscapes. Buffer, restore, and provide access to rivers, streams, and lakes.
2. **Encourage nature connected to daily living:** Integrate parks, greenways, and trails into all residential communities, ensuring all residents live within a 10-minute walk of nature. Support community gardens, edible landscaping and urban agriculture.
3. **Connect local food systems to the community:** Encourage farm-to-table networks, Community Supported Agriculture (CSA) programs, and support local farmers markets and agritourism, aligned with economic development.
4. **Advance water and land conservation policies:** Implement low-impact development (LID) and green infrastructure standards into development regulations. Promote rain gardens, bioswales, and permeable pavers.

Policies

1. **Implement a Citywide Green Infrastructure and Resilience Strategy:** Develop and adopt a formal green infrastructure and conservation plan to preserve forested areas, enhance tree canopy, and protect sensitive lands, including stream buffers, floodplains, and wetlands. Integrate low-impact development (LID) techniques into zoning and development codes to promote permeable surfaces, rain gardens, bioswales, and climate-resilient design.
2. **Expand Access to Nature Within All Communities:** Advance the city's trail plans with a focus on equitable access, ensuring all residents live within a 10-minute walk of a park, trail, or natural area. Encourage green corridors that connect neighborhoods to recreational and ecological assets such as the Chattahoochee River, Campbellton Village, and the Welcome All trail system.
3. **Encourage Sustainable Food and Urban Agriculture Systems:** Support land use policies that expand urban farming, edible landscaping, and community gardens. Create zoning allowances and incentive programs for farm-to-table operations, CSAs, and agri-tourism. Use agricultural preservation tools to maintain working farmland and promote the city's identity as an Agri-community.
4. **Advance Brownfield Redevelopment Through Green Reuse:** Leverage the EPA Brownfields Assessment Grant to identify, clean, and repurpose contaminated or underutilized sites for green space, parks, urban farms, or environmentally responsible mixed-use development. Prioritize projects that improve environmental equity and serve under-served neighborhoods.
5. **Align Development Regulations with Water and Land Conservation Goals:** Adopt development standards that require the integration of stormwater best practices, including green roofs, permeable pavements, and water retention systems. Support ongoing efforts to update the city's stormwater management regulations. Align with MRPA, Georgia Planning Act Part 5 Criteria, Metropolitan North Georgia Water Planning District and the Chattahoochee Corridor Plan.
6. **Strengthen Regional and Inter-agency Environmental Partnerships:** Continue collaboration with regional partners such as Fulton County, ARC, Georgia Conservancy, Metropolitan North Georgia Water Planning District, and the Chattahoochee RiverLands Initiative to promote conservation, resilience, and access to natural resources.
7. **Promote Environmentally Sustainable Public Facilities and Infrastructure:** Commit to designing and retrofitting city facilities to meet LEED or similar certification standards. Expand electric vehicle infrastructure, solar energy use, and recycling programs across city properties. Promote climate-resilient capital planning to address future environmental and infrastructure needs.

TRANSPORTATION

Improve access to transportation

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Multi-Modal Infrastructure and CID-led Projects:** The South Fulton Community Improvement District (CID) has delivered a suite of mobility projects: completed new roadways (Howell Ave), sidewalks (Bohannon Rd), road reclamation (Gullatt Rd), MARTA Route 188 bus service, park and ride lots, and improved industrial corridors, all as part of a comprehensive, freight- and commuter-aware master plan.
2. **Freight and ITS Initiatives:** A $320K ARC Freight Cluster Grant (late 2024) supports creating sustainable freight network, reducing carbon emissions, optimizing trucking routes, and preparing for intermodal and electric vehicle integration. Concurrently, Intelligent Transportation Systems (ITS) deployments aim to streamline traffic flow.
3. **Regional Integration:** South Fulton is incorporated into the 2050 Southern Fulton Comprehensive Transportation Plan (via ARC/MPO), aligning active transportation, freight, transit, and roadway improvements with regional priorities. Ongoing corridor studies like the South Fulton Parkway Transit Initiative aim to lay groundwork for future transit expansion.

Challenges

1. **Traffic Congestion and Freight Pressure:** High traffic volumes on I-85, SR 74, Gullatt Rd, and South Fulton Parkway, especially freight-heavy zones, lead to persistent congestion and safety risks.
2. **Funding Constraints and Regional Equity:** MARTA lacks state funding; transit funding is hindered by car-focused DOT mandates, and South Fulton has historically received less transit investment compared to North Fulton.
3. **Sprawl and Service Costs:** The city's sprawling footprint raises expensive infrastructure maintenance costs, complicating transit expansion and pedestrian/bike network reach.

Goals

1. **Create a walkable and bikeable community for daily movement:** Design all new streets and retrofit existing corridors as Complete Streets.
2. **Expand and improve transit options:** Continue to partner with MARTA to increase transit frequency, routes, and access. Explore micro-transit services and mobility hubs.
3. **Develop a regional trail and greenway system:** Complete the Trail Master Plan identifying a citywide system that connects regionally.
4. **Design transportation for all ages and abilities:** Ensure new sidewalks, trails, and transit are ADA compliant and safe for all.
5. **Promote transportation equity:** Prioritize investments in under-served areas.
6. **Reduce transportation related emissions:** Promote electric vehicle (EV) readiness in new developments and install EV chargers at public facilities. Encourage alternative modes of transportation to the car. Integrate green infrastructure in road and trail projects.

Policies

1. **Advance a Complete Streets Framework Across the City:** Prioritize the design and retrofitting of streets to serve all users, pedestrians, cyclists, drivers, transit riders, and individuals of all ages and abilities. Apply Complete Streets standards to new developments and major road project.
2. **Invest in Transit Expansion and Mobility Hubs:** Work with MARTA, GDOT, and regional partners to expand transit frequency, coverage, and access, especially in under-served areas. Advance planning and implementation of the South Fulton Parkway Transit Initiative and explore micro transit options, mobility hubs, and first/last-mile connections for greater accessibility.
3. **Implement the Trails and Parks Master Plan:** Finalize and implement a citywide trail master plan that connects neighborhoods, parks, and key destinations to regional trail systems. Prioritize equitable trail access and ensure ADA compliance across all new and existing trail infrastructure.
4. **Promote Transportation Equity Through Prioritized Investment:** Direct transportation investments toward areas with the greatest need, including neighborhoods lacking sidewalks, transit access, or bike infrastructure. Ensure that transportation upgrades improve safety, reduce travel times, and enhance access to jobs, education, and healthcare.
5. **Support Sustainable and Green Infrastructure in Transportation Projects:** Incorporate green infrastructure into road and trail projects. Expand EV infrastructure by requiring EV readiness in new development and installing charging stations at public facilities.
6. **Leverage Regional Funding and Partnerships:** Maximize funding opportunities through T-SPLOST, ARC grants (such as the Freight Sustainability Grant), and federal infrastructure programs. Ensure South Fulton receives its fair share of transportation funding by advocating for equity in regional and county-level investments.
7. **Strengthen Freight and ITS Strategies to Improve Flow and Reduce Impact:** Continue implementing sustainable freight network strategies supported by the ARC Freight Cluster Plan. Integrate Intelligent Transportation Systems (ITS) for better traffic management, especially along key corridors such as South Fulton Parkway, Gullatt Road, and I-85.
8. **Align Zoning and Land Use with Future Mobility Goals:** Update zoning and development regulations to support walkable, mixed-use development near transit and trail corridors. Encourage higher-density, transit-supportive development in areas served by existing or planned infrastructure to reduce auto dependency and infrastructure costs.

BROADBAND

Complete and easy access to broadband

Assets

1. **Significant Federal and State Funding:**
    - South Fulton benefits indirectly from Georgia's $408 M ARPA (American Rescue Plan Act) broadband awards and the $1.3 B BEAD (Broadband Equity, Access, and Deployment) allocation for addressing unserved and under-served residents.
    - Ongoing Middle-Mile and NTIA (National Telecommunications and Information Administration) programs further reduce infrastructure costs, a direct opportunity for local partnerships

Challenges

1. **Gaps in Local Implementation Capacity:** Local governments often lack the technical and organizational expertise to plan and implement broadband deployments without external support.
2. **Infrastructure Hurdles:** High pole-attachment fees charged by Electric Membership Corporations (EMCs) and monopolistic control by major ISPs (AT&T, Comcast) frequently restrict rural and suburban expansion.
3. **Georgia's Municipal Broadband Constraints:** State laws influenced by telecom lobbying impose procedural hurdles, such as requiring referendum, limiting financing/ sharing power, and imposing coverage restrictions, hindering city-owned or partnership-based broadband networks.

Goals

1. **Improve Broadband Access and Quality throughout the City:** Expand fiber optics. Reach 95% broadband coverage.
2. **Provide Access to All Civic Buildings:** Broadband at all city offices and facilities.

Policies

1. **Expand Broadband Access to Under-served Areas:** Partner with internet service providers, EMCs, and the Georgia Technology Authority to extend high-speed internet to under-served and rural parts of South Fulton.
2. **Equip All Public Facilities with Reliable Broadband:** Ensure all city-owned buildings, parks, and public safety facilities have fast, reliable broadband to support government services, public access, and digital equity.
3. **Streamline Broadband Permitting and Policy:** Adopt local ordinances that reduce deployment barriers, simplify permitting processes, and align with Georgia's "Broadband Ready" designation to unlock additional state and federal funding.
4. **Pursue State and Federal Broadband Funding:** Aggressively seek funding from ARPA, BEAD, and NTIA programs to reduce infrastructure costs and support city-led or partnered broadband deployment efforts.
5. **Build Local Capacity for Broadband Planning:** Designate a broadband coordinator or task force to oversee implementation, secure funding, and manage partnerships with ISPs and regional stakeholders.

INFRASTRUCTURE AND FACILITIES

Create a health-centric city

The tag reflects the elements that align with **Blue Zones.**

Assets

1. **Parks and Recreation:**
    - The City of South Fulton is home to nearly 700 acres of green space, many adjacent or associated with city buildings/facilities.
    - Southwest Arts Center and Wolf Creek Amphitheater provide cultural and performance venues.
2. **Healthy Access:** The City of South Fulton has extensive MARTA access, especially along major corridors and is investing in trails throughout the city - creating healthy alternative transportation modes.
3. **Municipal Facilities:** the city is actively investing in city facilities, including new police and fire buildings.

Challenges

1. As the city was incorporated in 2017, many of its facilities are aged with dated infrastructure. The city has an extensive list of building needs that will take time to address.

Goals

1. **Design City Facilities as Healthy, Community-Centered Hubs:** Co-locate health clinics, libraries, fitness, community meeting space in new of renovated city facilities. Design buildings to support physical and mental health (quiet rooms, gardens, 3rd spaces (places other than home and work/ school), gathering spaces, trails, etc.).
2. **Support Equitable Access:** Expand public facilities in under-served areas to close service gaps and reduce barriers to healthcare, healthy foods, and wellness programming.
3. **Integrate Civic Facilities into Walkable, Mixed-Use Centers:** Locate new city facilities in walkable or mixed-use areas and promote shared-use sites
4. **Preserve and Incorporate Natural Landscapes in Facility Design:** Preserve trees, wetlands, and open space. Incorporate into trail networks and connect to green space.
5. **Plan for Future Capacity and Long-term Community Health:** Develop a citywide facilities master plan that forecasts long-term needs. Design facilities with flexible, multi-use spaces.
6. **Promote Sustainable Building Standards:** Encourage sustainable site design and building practices, including Living Building Challenge (LBC), LEED, WELL, and EarthCraft.

Policies

1. **Prioritize Multi-Use, Community-Focused Design:** When approving new public facilities or renovations, prioritize designs that serve multiple community needs, such as incorporating meeting spaces and wellness services, rather than single-purpose structures.
2. **Use Data-Driven Equity Metrics to Guide Investment:** Direct facility expansion and upgrades to areas with the highest need, using demographic, health, and access data to close service gaps and correct historic underinvestment.
3. **Require Walkability and Mixed-Use Integration for New Civic Sites:** Only approve new facilities in locations that support walkability and can be integrated into or adjacent to mixed-use development or transit corridors to maximize access and reduce car dependency.
4. **Mandate the Preservation of Natural Features in Site Design:** All facility site planning should preserve existing tree canopy, incorporate natural drainage systems, and connect to nearby trails or open space, enhancing both ecological and recreational value.
5. **Tie Capital Planning to a Long-Term Facilities Strategy:** Ensure all major capital investments align with a citywide Facilities Master Plan that accounts for population growth, spatial equity, and evolving programmatic needs.
6. **Set a Policy Standard for Green and Healthy Buildings:** Adopt a minimum threshold for sustainable design (e.g., LEED Silver or equivalent) for all city-led construction, and include health-promoting features such as daylighting, clean air systems, and access to outdoor spaces in all project reviews.

3.3 FUTURE LAND USE MAP (2026)

The Thrive South Fulton 2026 Comprehensive Plan places a strong emphasis on Land Use as a crucial element. The community's vision for future development is established and clarified through the new Future Land Use Map (FLUM), Focus Area Map, and associated policies.

The FLUM serves as a guiding document for staff to develop recommendations for rezoning applications and as a framework to guide future development decisions. It identifies the desired future use of land and the development vision of the community. Meanwhile, the Focus Area Map provides more detailed planning guidance for specific geographic areas with a focus on economic development. Both maps heavily reflect the feedback received from the community during the planning process. New land uses and changes from the previous FLUM are noted in the table below and on the following map.

The park provisions standards sets a target of 10 acres of parkland per 1,000 residents that proposes the acreage of open green space for cities. The City of South Fulton exceeds this requirement and has about 13.7 acres per 1000 residents. The city is considering acquiring or identifying land in the future to increase preserved green cover as conserved land, parks, trails or recreation centers.

The following table represents a comparative analysis of land use categories between the existing (2021) and proposed (2026) FLUM.

Future Land Use (2026)#	Sum of Acreage	FLU 2026 Acreage %	FLU 2021 (Previous) Acreage %	% of Area Increased/ Decreased*
Rural/ Agricultural Neighborhood	12,432	23.0%	36.6 %	13.6%
Conserve/ Preserve	1,574	2.9%	0 %	2.9%
Suburban Neighborhood	17,387	32.2%	31.1 %	1.1%
Suburban II Neighborhood	8,997	16.7%	12.4 %	4.3%
Village Live Work	1,828	3.4%	0.9 %	2.5%
Community Live Work	3,304	6.1%	3.3 %	2.8%
Regional Live Work	1,981	3.7%	4.2 %	0.5%
Commercial Center	267	0.5%	0.6 %	0.1%
Industrial Zone	5,212	9.7%	10.9 %	1.2%
Industrial Mixed-Use zone	972	1.8%	0 %	1.8%
Grand Total	**53,954**			

Image Caption: Future Land Use Map 2021 and 2026 Comparable
Source: Sizemore Group
**"% of Area Increased/Decreased" shows the percent of acreage changed between the FLUM developed in the Comp Plans in 2021 and 2026 of a specific land use category. Numbers highlighted in red represent a decrease in overall area, meaning there is a smaller portion of that land use in the 2021 FLUM. Numbers highlighted in green represent an increase in area, meaning those land use categories have a greater amount of acreage in the 2026 FLUM as compared to the 2021 FLUM.*

 # Development in the River Corridor will be subject to the requirements of MRPA and the Chattahoochee Corridor Plan.

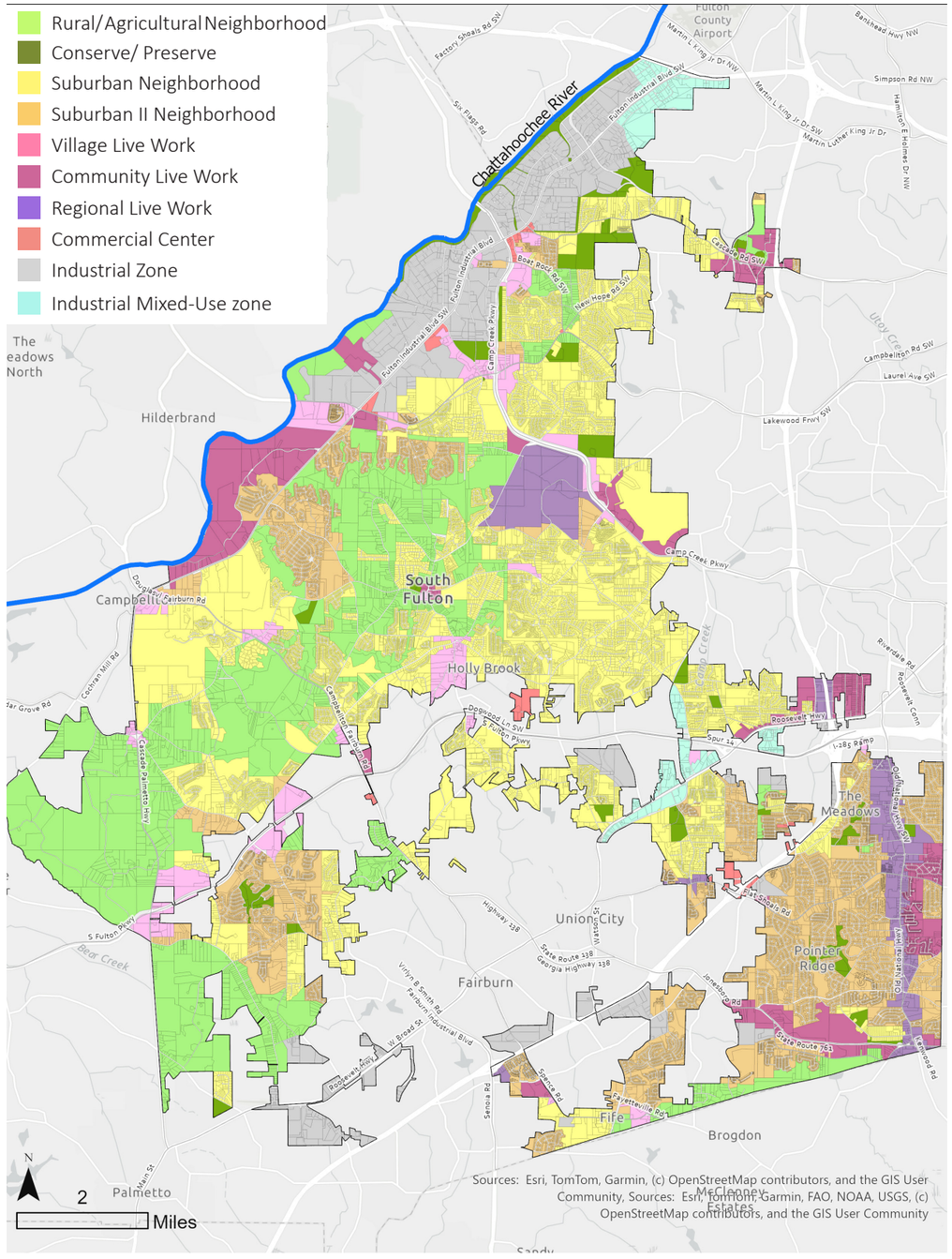


Image Caption: 2026 Future Land Use Map
Source: Sizemore Group

Future Land Use Designation	ZONING CLASSIFICATION																						
	AG-1	A/ A-L	C-1	C-2	CUP	GS	M-1	M-2	NUP	O-1	MIX	PARK	R-1	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5	R-5A	R-6	SH	TR
RURAL / AGRICULTURAL NEIGHBORHOOD	■				■								■	■									■	
CONSERVE/ PRESERVE						■						■												
SUBURBAN NEIGHBORHOOD					■				■						■	■	■		■					
SUBURBAN II NEIGHBORHOOD									■		■					■	■	■	■	■	■	■		■
VILLAGE LIVE-WORK		■									■											■	■	■
COMMUNITY LIVE-WORK		■	■	■						■	■												■	■
REGIONAL LIVE-WORK		■	■	■						■	■												■	■
BUSINESS PARK			■	■						■														
INDUSTRIAL							■	■		■														
INDUSTRIAL MIXED-USE			■	■			■			■														

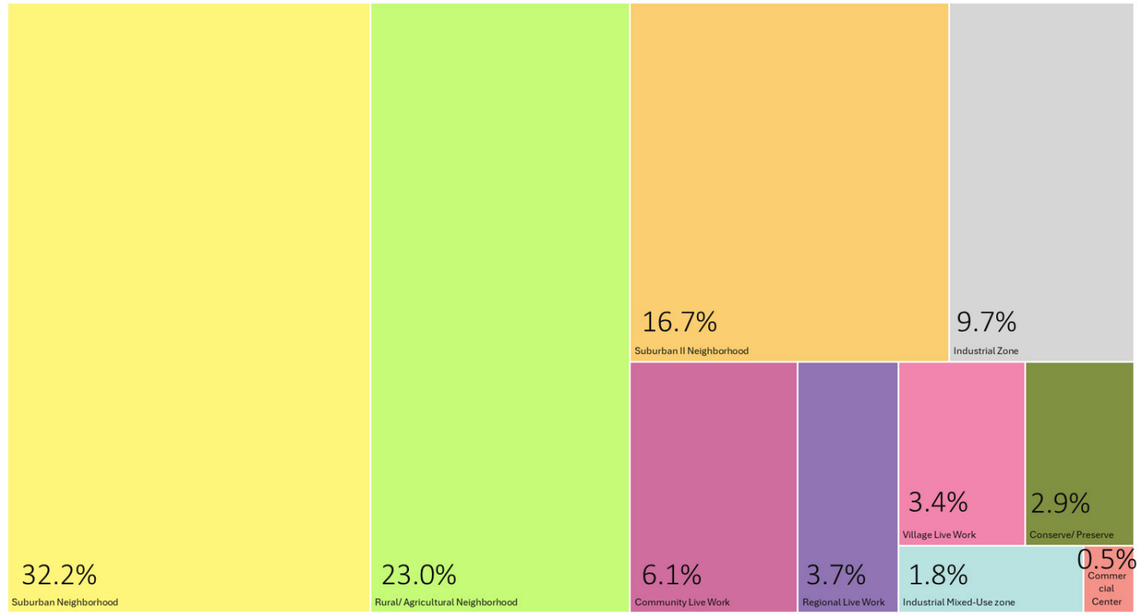


Image Caption: 2026 Future Land Use Map Categories Analysis
Source: Sizemore Group

RURAL/AGRICULTURAL NEIGHBORHOOD

The Rural/Agricultural Neighborhood category represents low-density areas characterized by farming, forestry, and rural homesteads, where agricultural activities are the dominant land use. These areas are typically located outside urbanized zones and often lack full urban services such as sewer infrastructure, relying instead on private wells, septic systems, and unpaved or limited-access roads.

The primary intent is to preserve rural character, support working lands, and maintain open space, while limiting suburban sprawl and incompatible urban development. These areas may accommodate farmhouses, barns, agricultural processing facilities, rural conservation subdivisions, and community-supported agriculture.

- Zones: AG-1, R-1, R-2, CUP, and SH
- Density: 1 unit or less per 2 acre
- Primary Uses: Farms, agri-business, agri-tourism, single-family homes
- Open Space: Minimum 50% open space

This designation supports land stewardship, environmental conservation, and rural community identity, and ensures that any new development remains low-impact, context-sensitive, and consistent with the long-term viability of agricultural and forestry uses.

Development and Design Strategies

1. Encourage residential development on a portion of a parcel nearing one or fewer units per two acre, while preserving the remainder (minimum 50% of the parcel) as open space or agricultural land.
2. Protect prime farmland by using agricultural conservation easements, transfer of development rights (TDR), or purchase of development rights (PDR) programs to keep high-quality farmland in production.
3. Limit non-agricultural development densities and restrict incompatible uses in rural/agricultural zones.
4. Buffer agricultural lands requiring physical buffers (e.g., vegetated strips) between farming operations and non-agricultural uses to reduce land use conflicts.
5. Permit agri-tourism, home-based businesses, and small-scale value-added agriculture (e.g., farm breweries, cheese production).
6. Promote agri-tourism and rural enterprises with zoning and development policies that allow seasonal markets, u-pick operations, farm stays, and educational tours.
7. Concentrate growth in nodes or new development to designated village centers or crossroads to avoid sprawl and maintain large blocks of uninterrupted farmland.
8. Avoid extending water and sewer infrastructure into rural/agricultural areas to discourage suburban-style development.
9. Maintain rural roads and consider rural transit or shared mobility options for access to services while maintaining the rural character.
10. Encourage renewable energy siting best practices to allow solar facilities, but guide their location to avoid prime farmland or environmentally sensitive areas.

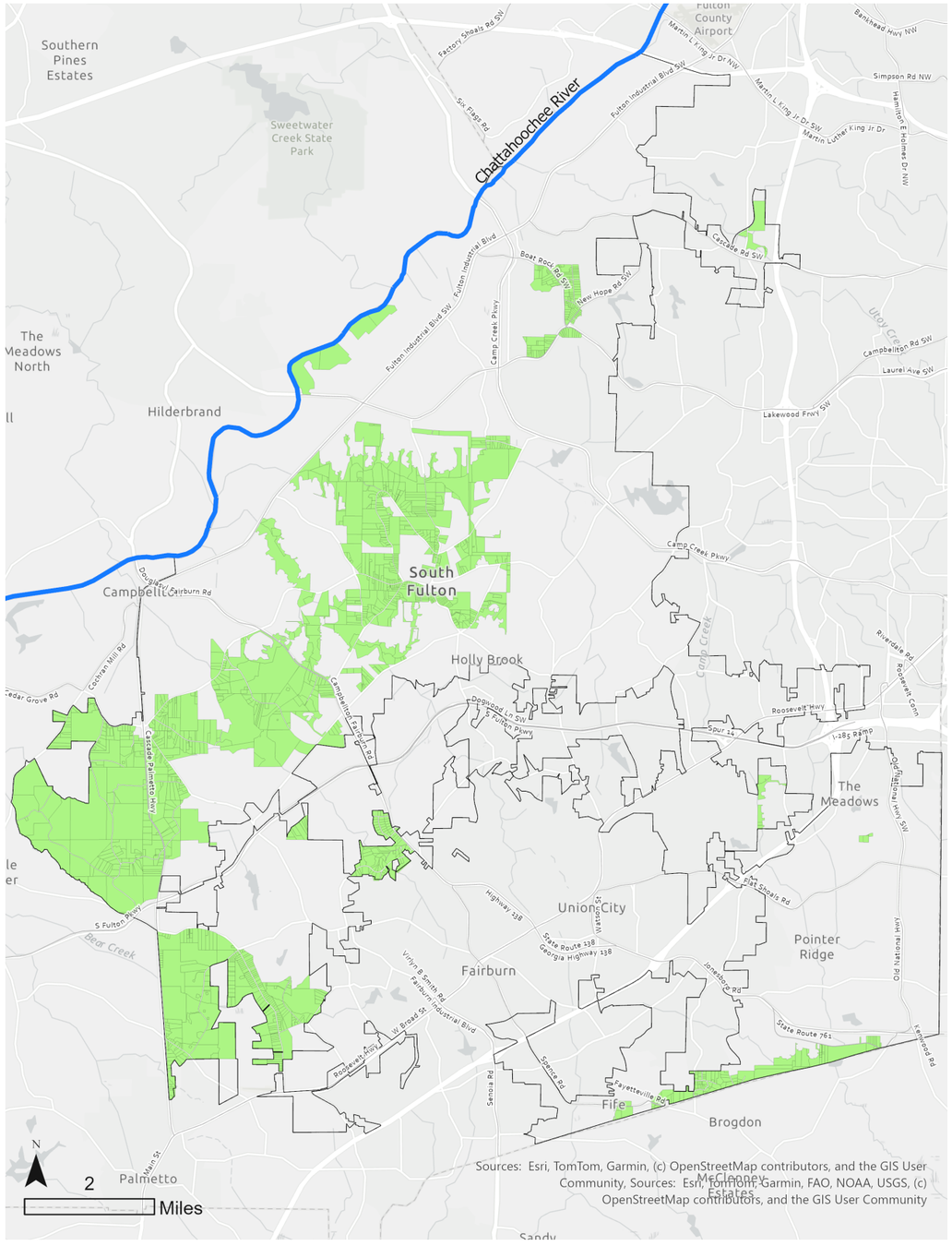


Image Caption: Rural/Agriculture Neighborhood Category Map
Source: Sizemore Group

11. Use design guidelines that preserve the rural character, wide open views, dark skies (through lighting controls), and traditional rural forms (barns, silos, etc.).
12. Integrate natural features like woodlands, riparian corridors, wetlands, and scenic views into site designs to maintain ecosystem services and rural aesthetics.
13. Encourage cluster development, as appropriate, to preserve land and limit sprawl.
14. Parking to be located behind or beside buildings; not between the building and street.

Image Caption: Working Farm
Source: Atlanta Journal

Image Caption: Working Farm
Source: Explore Georgia

Image Caption: Farmstead
Source: scottfarmvermont.com

Image Caption: Agritourism
Source: umes.edu

CONSERVE/PRESERVE

The Conserve/Preserve land use category identifies areas that are set aside to protect natural resources, wildlife habitats, or environmentally sensitive lands with minimal or no development allowed. This includes lands such as floodplains, wetlands, riparian buffers, steep slopes, scenic corridors, and ecologically significant habitats. These open green spaces are in addition to the minimum requirements in other land use categories.

The primary objective of this designation is to ensure the long-term ecological health of the region by limiting disturbances and maintaining natural systems. These areas may be used for passive recreation, environmental education, conservation easements, or managed forestry, but they are not intended for urban infrastructure expansion or intensive land use.

This designation supports regional goals related to environmental sustainability, climate resilience, water quality protection, and natural hazard mitigation. It also plays a vital role in shaping the region's green infrastructure network by preserving open space corridors and biodiversity.

- Zones: N/A
- Primary Uses: Greenspace, parks
- Open Space: Primarily open space

Development and Design Strategies

1. Develop pedestrian and alternative transportation access to link neighboring communities with greenway trails and walkable infrastructure.
2. Protect waterways through smart development by requiring all new or redeveloped structures to be located outside floodplains, buffers, and mandated setbacks to safeguard creek and stream quality.
3. Enhance riverfront access and experience by orienting new developments toward the Chattahoochee River with retail and commercial frontages that connect to riverfront trails and pathways; locate parking areas behind buildings to maintain a pedestrian-friendly riverfront edge.
4. Create low-impact developments through avoiding paving or clearing large tracts of land, using pervious surfaces and natural materials, and incorporating green infrastructures like bioswales, rain gardens, or vegetated buffers.
5. Cluster any necessary infrastructure or facilities near edges or already disturbed areas to preserve natural landforms, hydrology, and vegetation.
6. Follow green building practices by using sustainable, locally sourced or recycled materials.
7. Use boardwalks or raised paths in sensitive areas to prevent soil compaction and habitat destruction.
8. Use minimal signage and lighting to reduce fragmentation and light pollution.
9. Promote ecological restoration of degraded areas with native plantings, remove invasive species, reestablish native habitats, and re-wilding.
10. Prohibit or restrict activities to uses that are incompatible with conservation goals, like industrial, commercial, residential, etc.

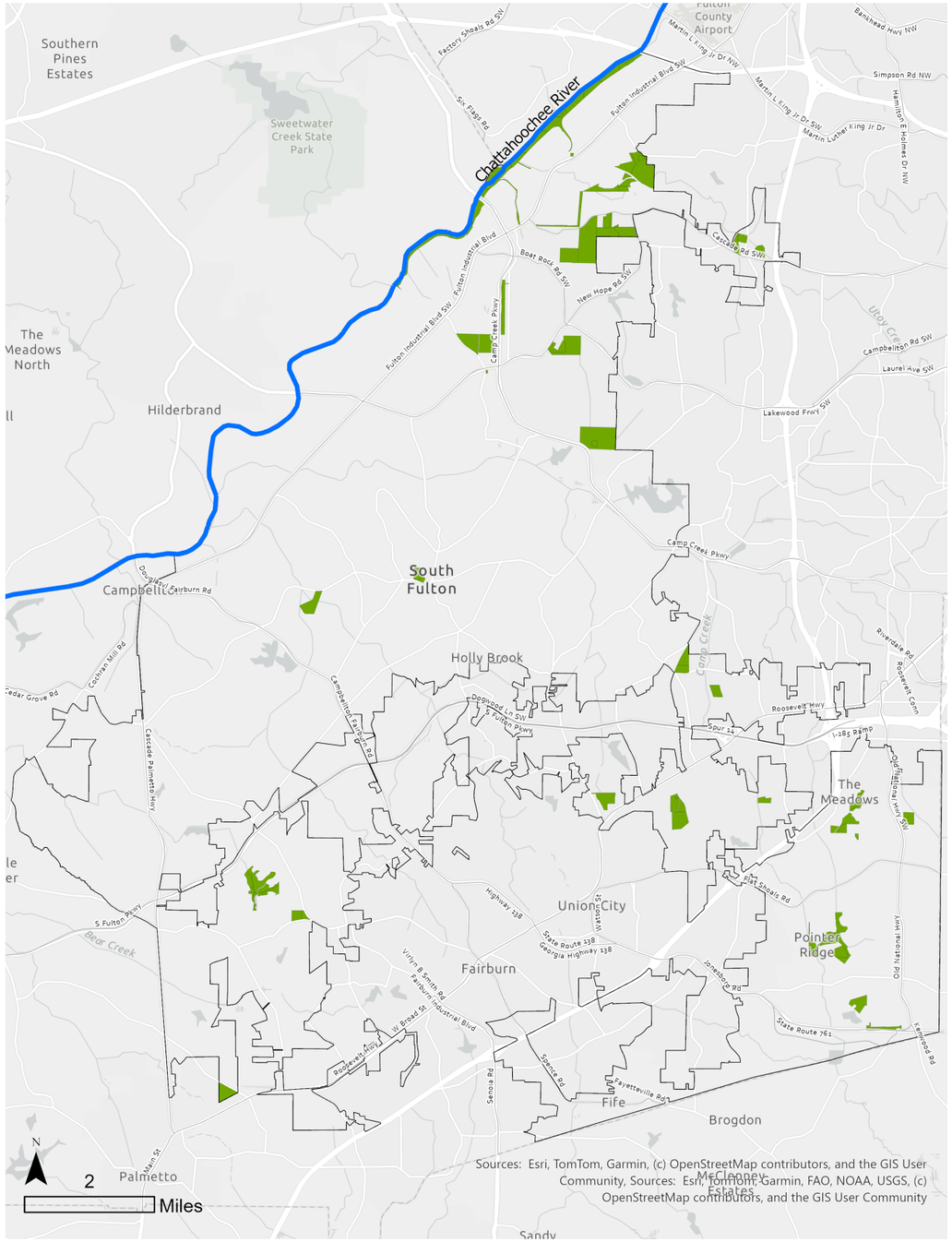


Image Caption: Conserve and Preserve Map
Source: Sizemore Group

Image Caption: Represents Conserve/Preserve
Source: City of South Fulton

Image Caption: Deep Creek
Source: City of South Fulton

Image Caption: Welcome All Park
Source: City of South Fulton

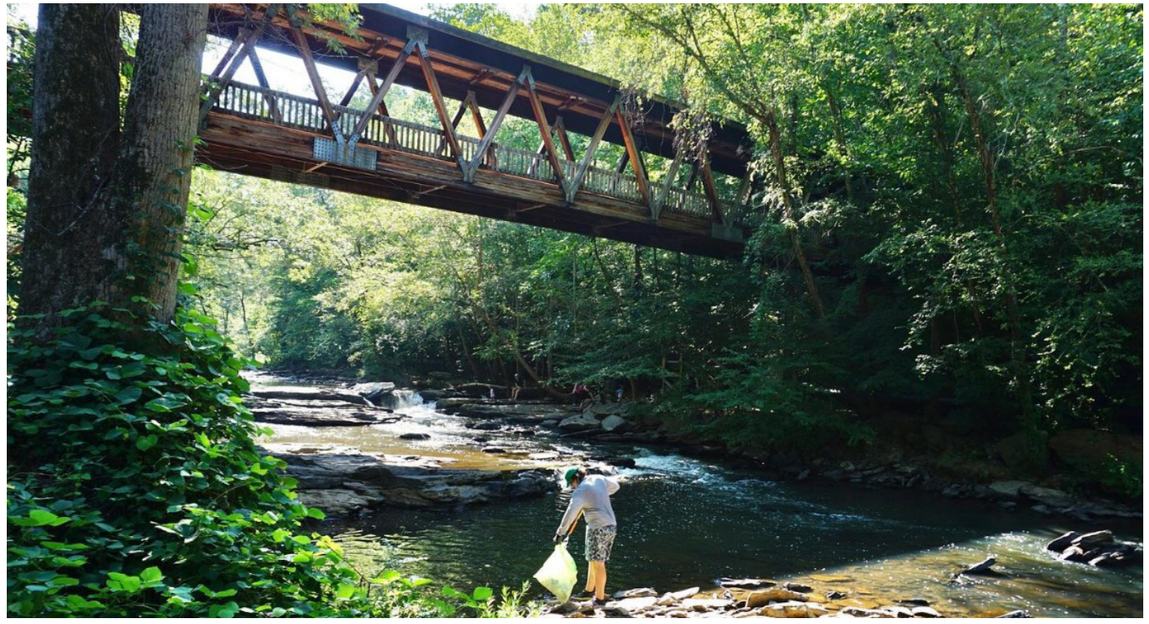


Image Caption: Chattahoochee National Park Conservancy
Source: Chattahoochee Parks

SUBURBAN NEIGHBORHOOD

The Suburban Neighborhood category reflects traditional single-family residential areas characterized by low-density development, cul-de-sacs, and separation of uses. These are typically auto dependent, with homes on larger lots and limited walkability or nearby commercial services.

The intent is to maintain the character and stability of existing residential neighborhoods, while allowing for context-sensitive infill or reinvestment over time. Open space, parks, and access to schools are essential features of this category.

- Zones: R-2A, R-3, R-3A, R-4A, CUP, NUP
- Density: Up to 3 units per acre
- Primary Uses: Detached single-family homes, community facilities
- Open Space: 40% open space

Development and Design Strategies

1. This category is intended to preserve low-density residential development (typically single-family homes), preserve natural features, open space, and rural character.
2. Permitted uses include single-family detached homes with accessory dwelling units (ADUs).
3. Gross density of up to 3 dwelling units per acre, and may require cluster development to preserve open space. Keeping a minimum of 40% open space.
4. Require tree preservation or replanting requirements, buffering from adjacent nonresidential uses, and landscaped streets.
5. Served by public water and sewer, or may allow well/septic in rural areas with stormwater management facilities.
6. Internal street networks must meet local design standards (ROW width, etc.) and provide pedestrian access (e.g., sidewalks or trails).
7. Must connect to collector or local roads (not directly to arterials unless access is managed) and encourage connectivity to reduce cul-de-sac sprawl.
8. Development should respect topography, wetlands, floodplains, and conservation easements.
9. Low Impact Development (LID) practices are encouraged.
10. Design guidelines may include garage orientation, façade materials, and roof pitch, such as garages to face the side or the back of the fronting street.

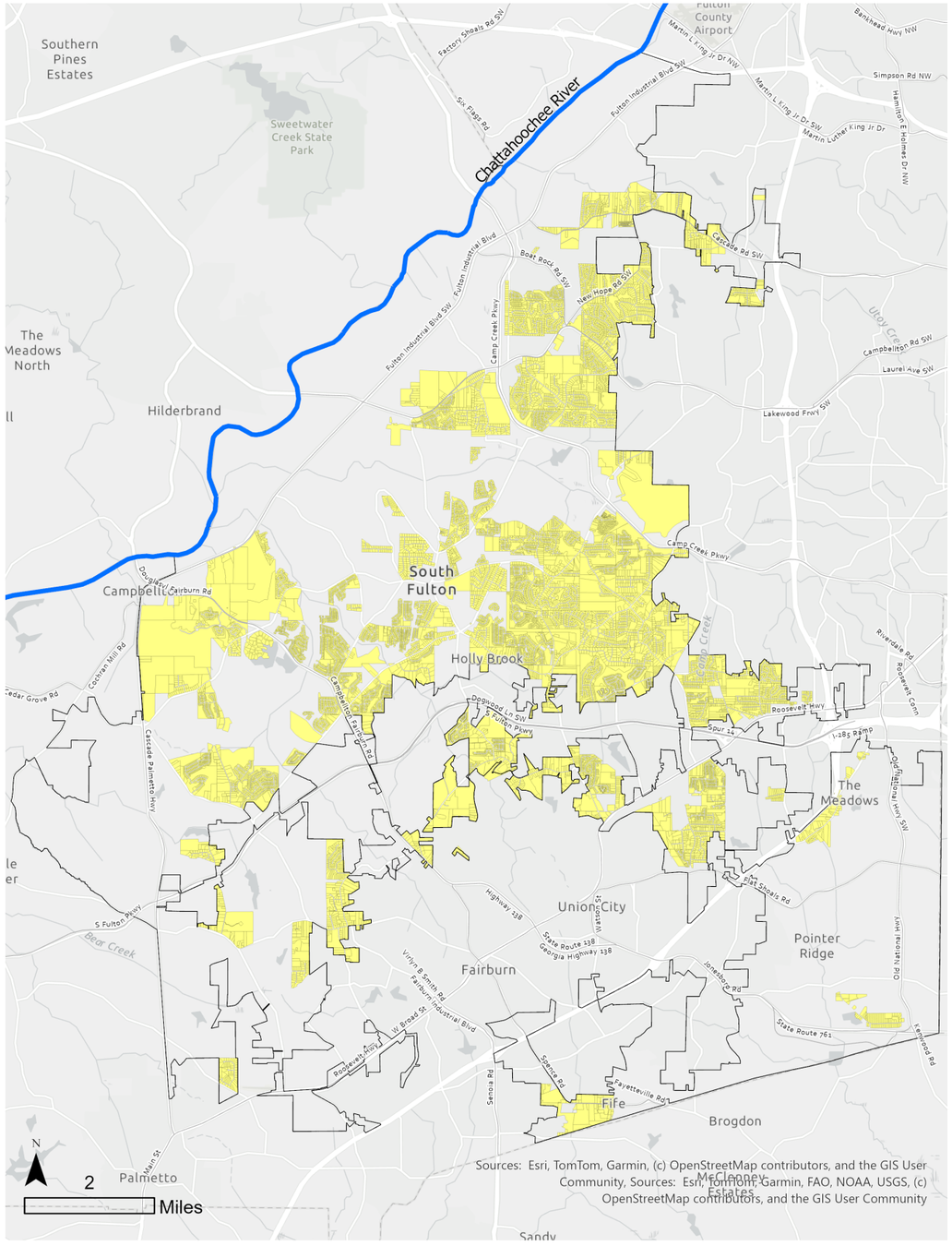


Image Caption: Suburban Neighborhood Category Map
Source: Sizemore Group

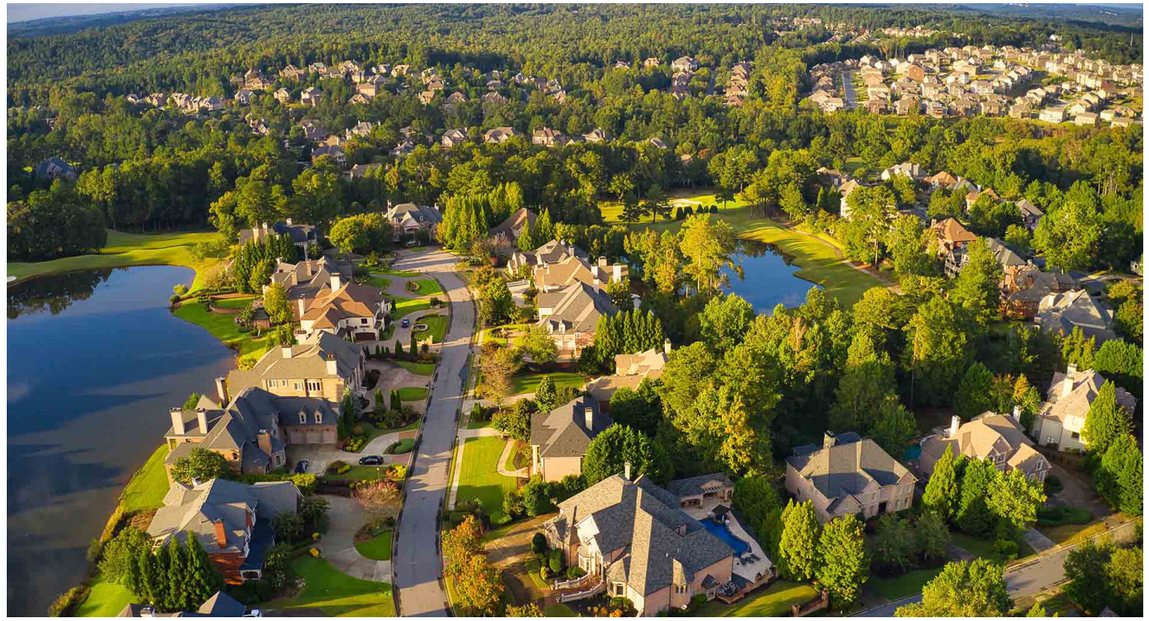


Image Caption: Residential Example
Source: Flatpriceautotransport.com

Image Caption: Residential Example
Source: montgomeryadvertiser.com

Image Caption: Residential Example
Source: landsearch.com

Image Caption: Residential Example
Source: Adobe Stockphotos

SUBURBAN II NEIGHBORHOOD

The Suburban II Neighborhood category represents transitional suburban areas with moderate-density single-family housing, often built within the last few decades. These neighborhoods have larger lots than urban cores but are more compact than rural settings. They may include limited attached housing, cul-de-sacs, and subdivisions with internal connectivity.

While these areas remain predominantly residential, supporting amenities like neighborhood schools, parks, or corner retail may be introduced to foster complete communities.

- Zones: R-3, R-3A, R-4, R-4A, R-5, R-5A, R-6, TR, MIX, NUP
- Density: Up to 8 units per acre
- Primary Uses: Detached homes, duplexes, small-scale civic uses
- Open Space: 30% open space

Development and Design Strategies

1. The category is intended for moderate-density residential development with a variety of housing types to provide transitional density between low-density suburbs and more urban neighborhoods.
2. Facilitate efficient use of infrastructure and reduce sprawl.
3. Permitted uses to include single-family detached homes, townhomes, duplexes, triplexes or quadplexes, low-scale multifamily (garden style apartments, cottage clusters), accessory dwelling units (ADUs), civic/institutional uses (e.g., parks, schools, churches), or limited neighborhood-scale commercial (e.g., home offices, live/work units).
4. Gross density of up to 8 dwelling units per acre, and may require cluster development to preserve open space. Keeping a minimum of 30% open space.
5. Internal street network recommended (limit cul-de-sac-only designs) with sidewalks on both sides of the street encouraged or required. Encourage multiple network opportunities connecting to collector and/or local streets to ensure options for mobility.
6. Bike paths or trails should be included in larger subdivisions with pedestrian connections to adjacent neighborhoods, schools, parks, and transit.
7. Low Impact Development (LID) practices are encouraged.
8. Garage placement and façade articulation standards may apply, with rear-loaded alleys encouraged in compact single-family or townhome developments.
9. Building materials and architectural design may be regulated for consistency.
10. Buffers (10–30 ft) required adjacent to lower-density residential or natural areas.

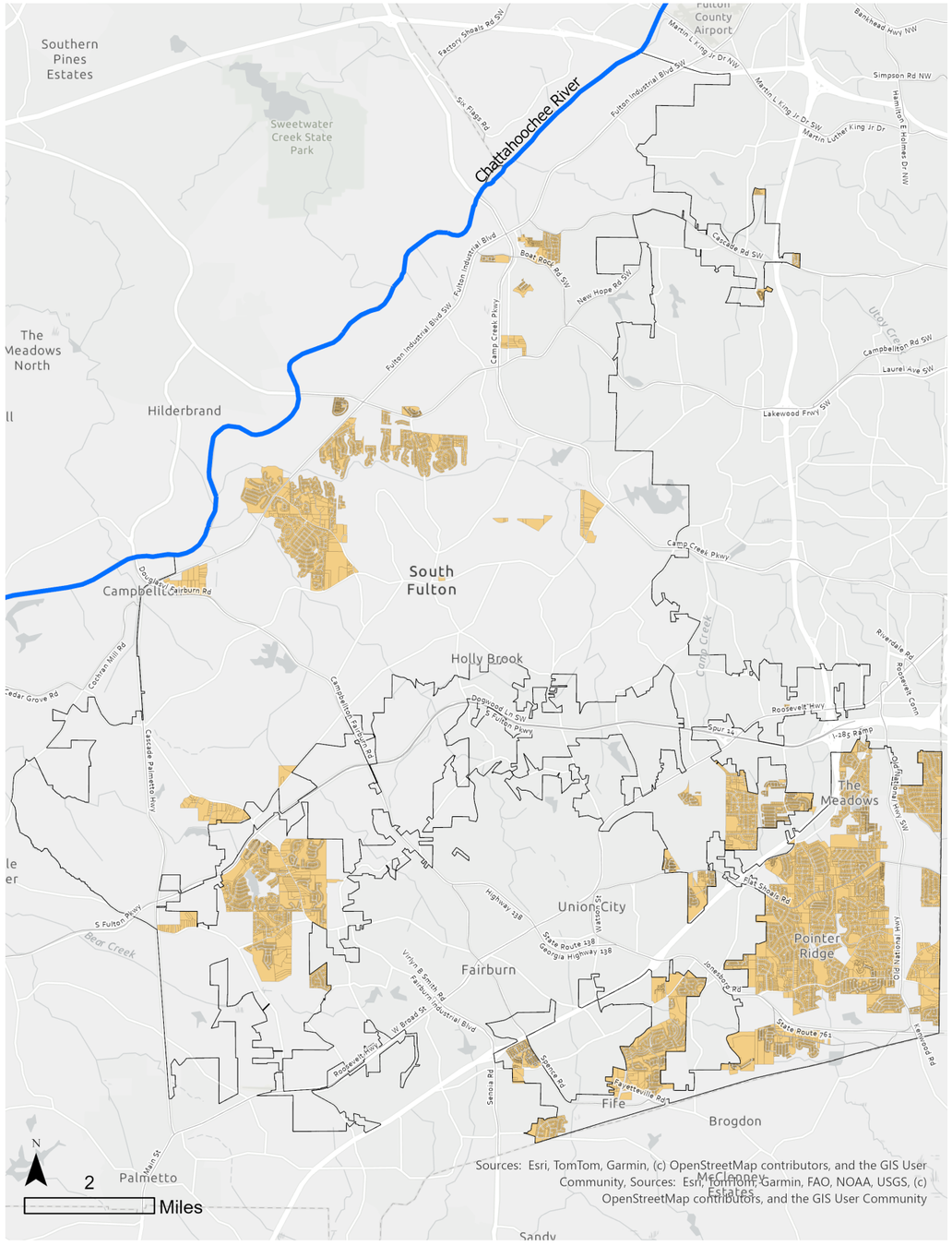


Image Caption: Suburban II Neighborhood Category Map
Source: Sizemore Group

Image Caption: Cottage Court Example
Image Caption: kerneyhomes.com

Image Caption: Townhouse Example, Serenbe
Source: mckinneybuilders.com

Image Caption: Missing Middle Example
Source: live-work-play.net

Image Caption: Residential Example
Source: Flatpriceautotransport.com

VILLAGE LIVE-WORK

The Village Live-Work category promotes small-scale, walkable centers that blend residential, retail, office, and civic spaces in a compact and pedestrian-oriented form. These areas are often located at historic crossroads, town centers, or redevelopment nodes within suburban or rural contexts.

Village Live-Work is intended to create a village-scale sense of place, support local economies, and serve as gathering spaces for surrounding neighborhoods. Development typically includes storefronts, outdoor seating, second-floor housing, and small public plazas or greens.

- Zones: A, AL, MIX, R-6, SH, TR
- Density: Up to 9-15 units per acre
- Primary Uses: Small businesses, townhomes, apartments above shops, civic uses
- Open Space: 30% open

Development and Design Strategies

1. This category is intended for compact, walkable, mixed-use communities with a strong sense of place as a neighborhood node or village center within a larger suburban or semi-rural context.
2. Integrate higher-density housing with local-serving commercial and civic uses and encourage vertical and horizontal mixing of uses.
3. Support transit readiness and reduce car dependency.
4. Primary uses to include multifamily residential (garden-style, small-scale apartments), townhomes and duplexes, live-work units, mixed-use buildings, local commercial (restaurants, cafes, retail, grocery, personal services), civic (community centers, libraries, places of worship, schools), open space/plazas.
5. Secondary uses include professional offices, small-scale lodging (BandBs, inns), daycare or educational services, or public parking structures or lots (screened).
6. Prohibited uses like big-box stores, industrial, drive-thru banks or restaurants (unless specifically allowed with design controls).
7. Encourage a village green or plaza for community gathering.
8. Private open spaces, like balconies or patios encouraged for residential units, especially on mixed-use streets.
9. Incorporate sidewalks on both sides of the street with shade trees every 30-50 feet and pedestrian lighting.
10. Stormwater features to be integrated with landscaping elements like accessible ponds, bioswales, or rain gardens.
11. On-street parking allowed, especially along walkable commercial/retail streets; the rest of the parking to be located behind or beside buildings, not between the building and street.
12. Bike parking is required for both residential and commercial uses.
13. Design Elements
    - Street-oriented buildings with primary entrances facing public streets or plazas.
    - Ground floor transparency (50–70%) for

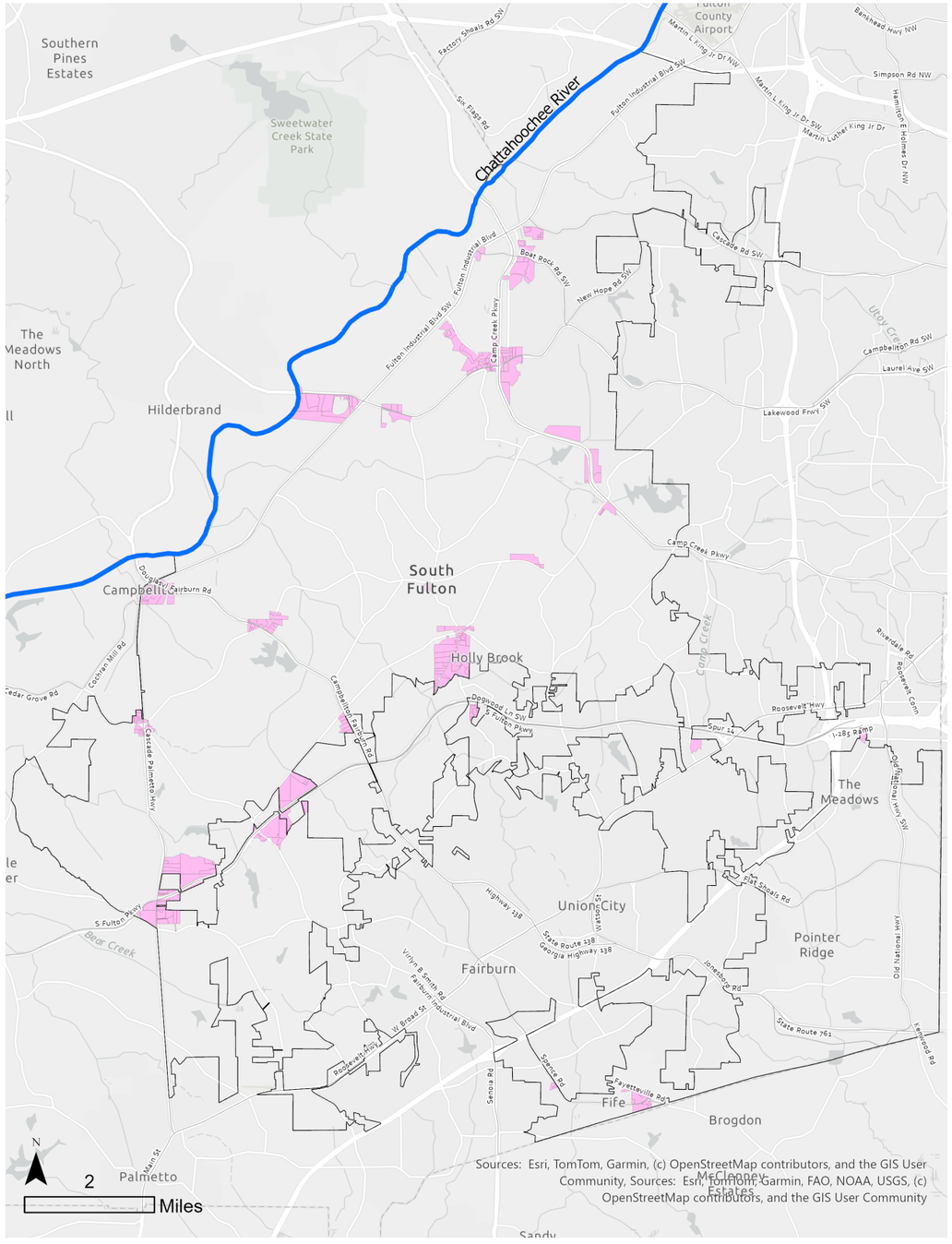


Image Caption: Village Live-Work Category Map
Source: Sizemore Group

commercial uses at street level.

- Façade articulation to break every 25–50 ft for long façades.
- Use alleys for garages and service.
- Architectural variety to encourage diverse but compatible building styles.
- Pedestrian-scale signs recommended (wall, projecting, or monument signs).

14. Connectivity and mobility
    - Minimum 5–10 ft wide sidewalks on both sides of all streets
    - Trails/paths connecting to parks, schools, transit, and adjacent neighborhoods.
    - Design for future or existing transit (bus stops, shelters).
    - Traffic calming through narrow lanes, raised intersections, and curb extensions.
15. Preservation of the tree canopy and planting are required.
16. Incorporate low-impact development techniques for stormwater management.
17. Include incentives for energy efficiency and green building.
18. Residential-only developments typically discouraged in core commercial district unless above retail.

Image Caption: Belcourt Village, Nashville, TN
Image Caption: southeastventure.com

Image Caption: Serenbe, GA
Source: Photo by Jessica Ashley, courtesy of Serenbe

Image Caption: Tuscan Market Plaza, Salem, NH
Source: halvorsondesign.com

COMMUNITY LIVE-WORK

The Community Live-Work category encourages development patterns where residential, commercial, and employment uses are closely integrated in a walkable environment. These areas support mid-density housing, such as townhomes, multi-family buildings, or live-work units, alongside retail stores, professional offices, and small-scale services that serve nearby residents.

The goal is to reduce automobile dependence by placing homes near jobs and amenities, encouraging a mixed-use urban village character. Community Live-Work zones are often appropriate for redevelopment areas or corridors transitioning from single-use zones.

- Zones: A, AL, TR, MIX, C-1, C-2, O-1, SH
- Density: Up to 15-25 units per acre
- Primary Uses: Live-work units, retail, offices, residential over commercial
- Open Space: 30% open space
- Design: Walkable streets, connected public spaces, ground-floor activity encouraged

Development and Design Strategies

1. Residential density of up to 25 units per acre.
2. Clustered building footprints should be encouraged.
3. For the residential component, retain about 100–200 sf of usable open space per unit, with at least half of the units offering private patios or balconies (~60 sf private minimum).
4. Outdoor amenities to include courtyards, rooftop decks, plazas; design codes may permit indoor/common spaces to substitute up to a percentage of outdoor area.
5. Ground-floor live/work units should have direct sidewalk-facing entrances, a minimum floor-to-ceiling height (e.g., 12 ft), and design elements compatible with light commercial uses.
6. Minimum unit size for live work units to be 1,000 sf net with no more than 30% used as workspace to balance residential and commercial function; building systems like ventilation and interior storage must suit commercial use.
7. Live/work units must have separate access, be internally integrated, and not share workspaces among multiple households (unless explicitly intended).
8. Ground-floor transparency, signage, and commercial frontage articulation every 30–50 ft to promote walkability and pedestrian experience.
9. Mixed-use balance requires at least 50% of building floor area to be residential when including non-residential uses.
10. Create low-impact developments through avoiding paving or clearing large tracts of land, using pervious surfaces and natural materials, and incorporating green infrastructures like bioswales, rain gardens, or vegetated buffers.
11. Parking to be located behind or beside buildings; not between the building and street.

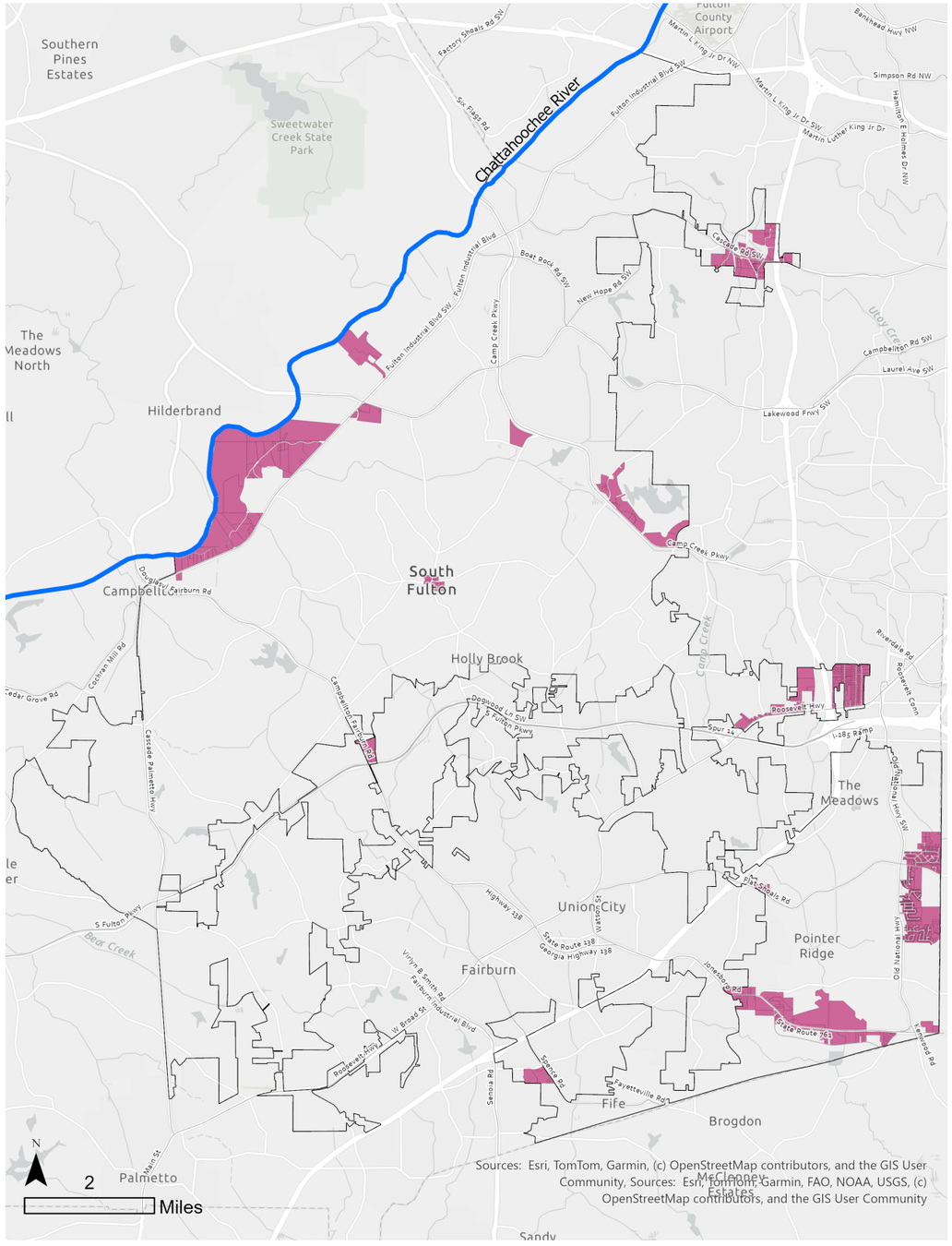


Image Caption: Community Live-Work Category Map
Source: Sizemore Group

Image Caption: Town at Trilith, Fayetteville, GA
Source: nequette.com

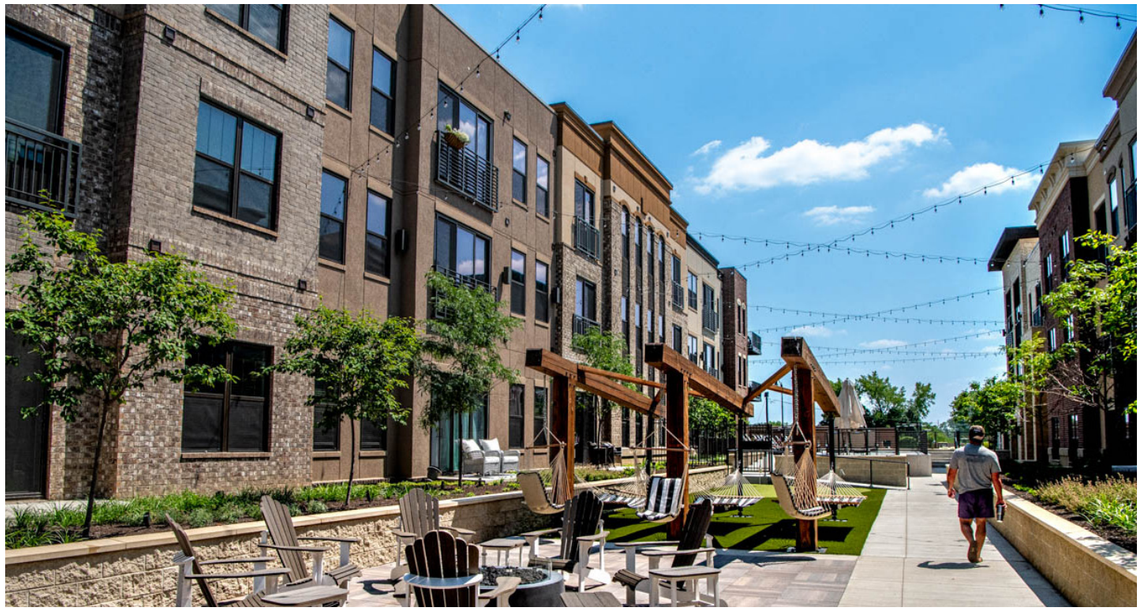


Image Caption: The Proscenium, Carmel, IN
Source: choosecarmelin.com

Image Caption: Vickery Village, Cumming, GA
Source: Explore Georgia

Image Caption: Sanatana Row, San Jose, CA
Source: iStockphotos

REGIONAL LIVE-WORK

The Regional Live-Work category identifies mixed-use centers with a regional draw, including higher-density housing, major commercial anchors, office towers, hotels, and civic institutions. These areas function as activity hubs and are often located near major transportation nodes or corridors.

This designation supports vertical and horizontal mixed-use development, with active ground-floor uses and multi-story residential or office components. The goal is to foster walkability, reduce commute times, and enhance regional connectivity through transit and multimodal infrastructure.

- Zones: A, AL, TR, MIX, C-1, C-2, O-1, SH
- Density: Up to 25-50 units per acre for residential
- Primary Uses: High-density housing, regional retail, major employers, civic centers
- Open Space: 30% open space
- Design Features: Mixed-use buildings, structured parking, public plazas, transit access

Development and Design Strategies

1. Residential density of up to 25-50 units per acre, appropriate for high-density mixed-use districts.
2. Mixed-use minimum at 10-25% of gross floor area should be non-residential (e.g., retail, office, live/work).
3. Open spaces required at 100–150 sf total per unit, with at least 50% of units having a minimum of 60 sf of private open space (balcony/patio).
4. Live-work spaces need a 12-foot ground-floor ceiling minimum, direct street access, and separate from parking/storage zones.
5. Live-work space may count toward non-residential area mandates—typically capped at 10–50% of unit floor area.
6. Provide commercial tenant space of up to 100,000 sq ft maximum.
7. Parking to be located behind or beside buildings; not between building and street and shared parking agreements are encouraged. On-street parking is encouraged, especially on main commercial and retail corridors.

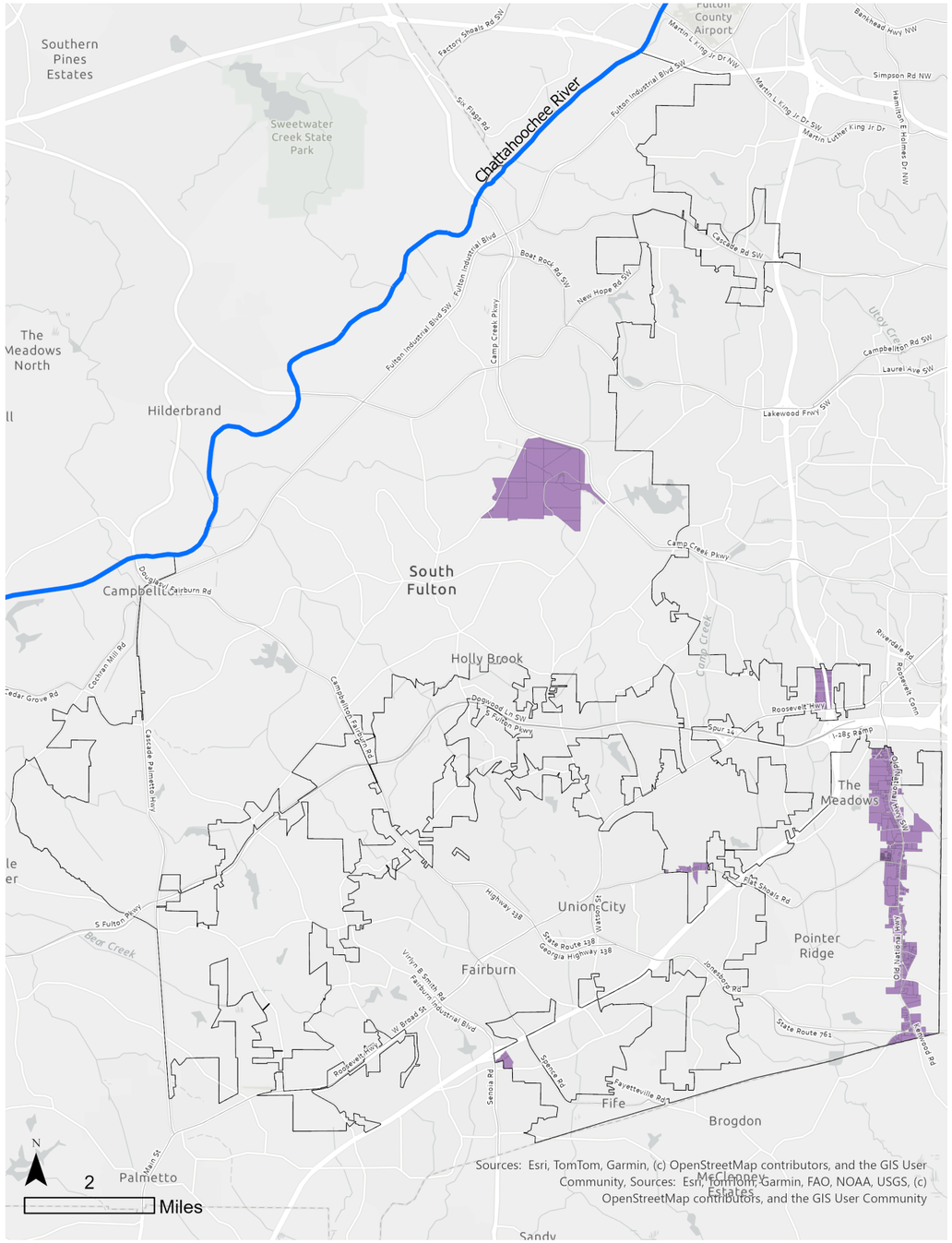


Image Caption: Regional Live-Work Category Map
Source: Sizemore Group

Image Caption: Avalon, Alpharetta, GA
Source: Know Atlanta

Image Caption: Birkdale Village, Huntersville, NC
Source: Urban Land Institute

Image Caption: Chamblee, GA
Source: Atlanta Regional Commision

Image Caption: Avalon, Alpharetta, GA
Source: Enclave Coiliving

COMMERCIAL CENTER

The Commercial Center land use category is intended for planned employment centers that accommodate office parks, research and development facilities, light manufacturing, distribution centers, and supporting commercial services. These areas are typically master-planned, have high standards for site and architectural design, and are strategically located near major roadways, highways, or freight corridors to support economic development and job creation.

The emphasis is on low-impact, clean industries that operate within a campus-like setting, with generous buffers, landscaping, and internal road networks. Ancillary uses such as daycare centers, business hotels, or limited service retail may be permitted to support business operations.

- Zones: C-1, C-2, O-1
- Density: Residential not allowed
- Primary Uses: Corporate offices, light industrial, tech/flex spaces
- Open Space: 30% open space

Development and Design Strategies

1. The category is intended to accommodate light industrial, office, research and development, and flex-space uses.
2. Promote a planned campus-like environment.
3. Support employment-generating activities with minimal nuisance impacts.
4. Allow for high-tech and clean industries, logistics, and some support commercial services.
5. Typical allowable uses include corporate offices and headquarters, research and development facilities, light manufacturing/assembly, warehousing/ distribution (limited heavy truck activity), flex-space (office/showroom/light industrial), and ancillary commercial uses (banks, cafes, daycare).
6. Landscaping buffers around site perimeters and enhanced landscaping along major roads.
7. Shared parking encouraged, preferably screened from roads/residences.
8. Emphasis on architectural consistency and quality building materials.
9. Screening of loading docks, equipment, and dumpsters.
10. Pedestrian-friendly circulation and internal sidewalks.
11. Signage controls (monument signs, internal lighting) to ensure consistency with surrounding environment.
12. Adequate access to arterial or collector roads. May require traffic impact studies.
13. Low Impact Development (LID) encouraged.
14. Noise and light pollution mitigation near residential areas.
15. May prohibit heavy industrial, outdoor storage or noxious uses (e.g., junkyards).

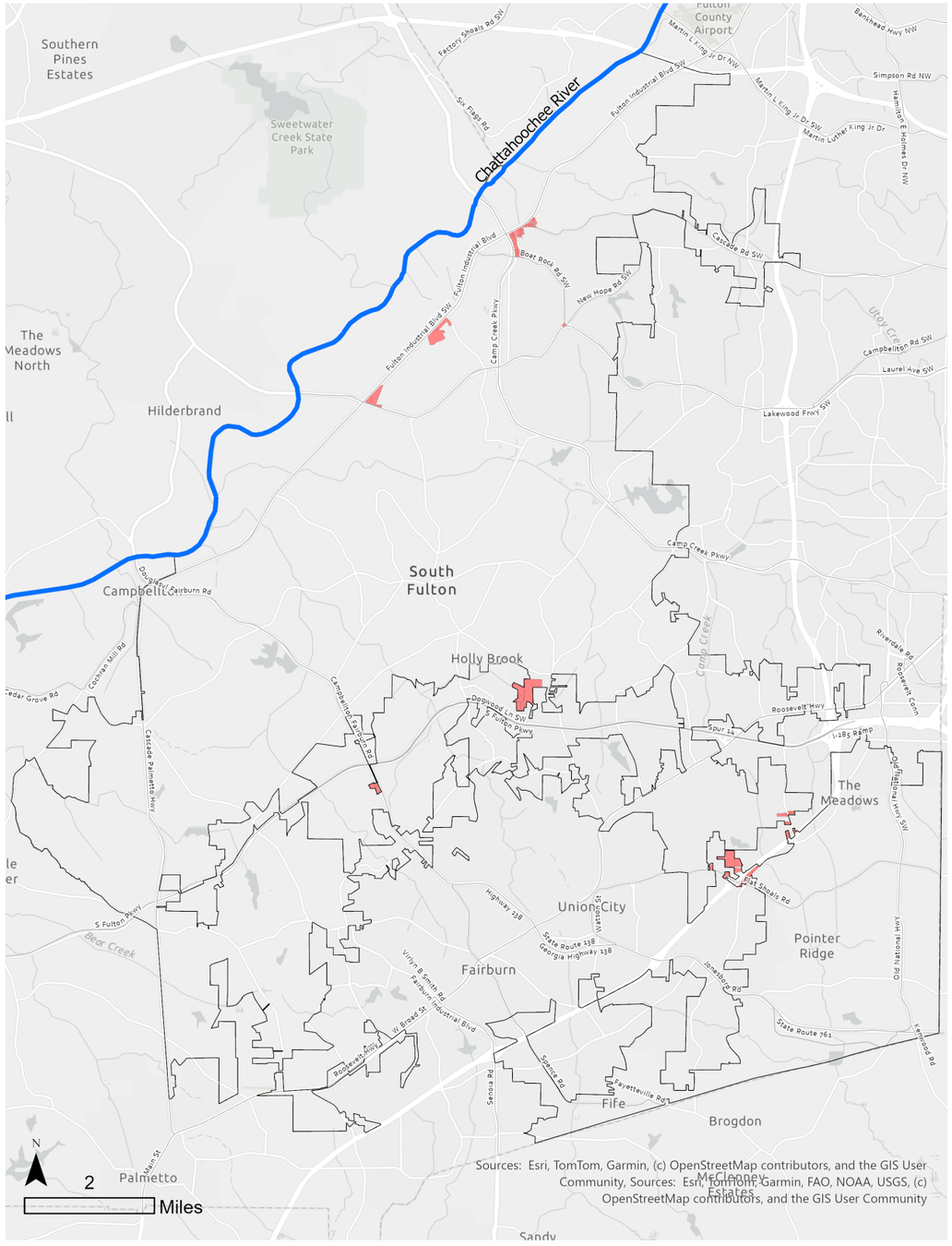


Image Caption: Business Park Category Map
Source: Sizemore Group

Image Caption: Small Commercial Space Example
Source: Adobe Stock

Image Caption: Example of a Business Center
Source: WGI Engineering

Image Caption: East 6, Austin TX
Source: aquilacommercial.com

Image Caption: Example of Commercial Building
Source: Onyxcreative.com

INDUSTRIAL

The Industrial land use category is dedicated to manufacturing, warehousing, distribution, freight logistics, and other industrial operations. These areas are critical for maintaining the city's economic base, supporting blue-collar employment, and managing industrial land demand while minimizing impacts on residential neighborhoods.

Industrial zones are generally incompatible with residential or commercial uses without appropriate buffering. They require excellent transportation access, such as proximity to interstates, railroads, or freight hubs. Heavy industrial uses (M-2) may require additional performance standards for air, noise, and traffic mitigation.

- Zones: O-1, M-1, M-2
- Primary Uses: Heavy/light manufacturing, logistics, utility infrastructure
- Open Spaces: Require buffering, limited access, environmental controls

Development and Design Strategies

1. Locate and limit industrial development along existing industrial zones near major transportation corridors (Fulton Industrial Boulevard, I-85) and away from sensitive land uses (residential areas, schools).
2. Use flexible zoning that accommodates a range of industrial types (light, medium, heavy) with performance standards (i.e. noise levels, air emissions, traffic impacts, etc.) rather than rigid use definitions.
3. Plan for utilities and digital infrastructure to ensure sufficient capacity for water, sewer, power (including three-phase), and broadband to support industrial needs.
4. Include stormwater management to incorporate regional detention facilities or on-site green infrastructure to manage runoff, reduce downstream impacts, and protect the area's natural resources.
5. Screen unsightly uses through landscaping, berms, and fencing to screen loading docks, storage areas, and mechanical equipment from public view or adjacent land uses.
6. Incorporate design standards that require consistent architectural treatment, façade articulation, screening standards, and color palettes to improve visual appearance, especially along public frontages.
7. Provide workforce amenities with connected sidewalks, green spaces, and break areas for workers, promoting comfort and employee retention.
8. Support solar-ready roofs, energy-efficient lighting, and HVAC systems to reduce operational costs and carbon footprint.
9. Maintain or restore tree cover, stream corridors, and wetlands within industrial areas for ecological resilience and community buffer zones.
10. Create buffer zones between industrial and residential or commercial uses using landscaping, distance setbacks, and noise mitigation techniques.
11. Design access points to limit truck traffic through residential streets and mitigate congestion with appropriate signalization and road improvements.

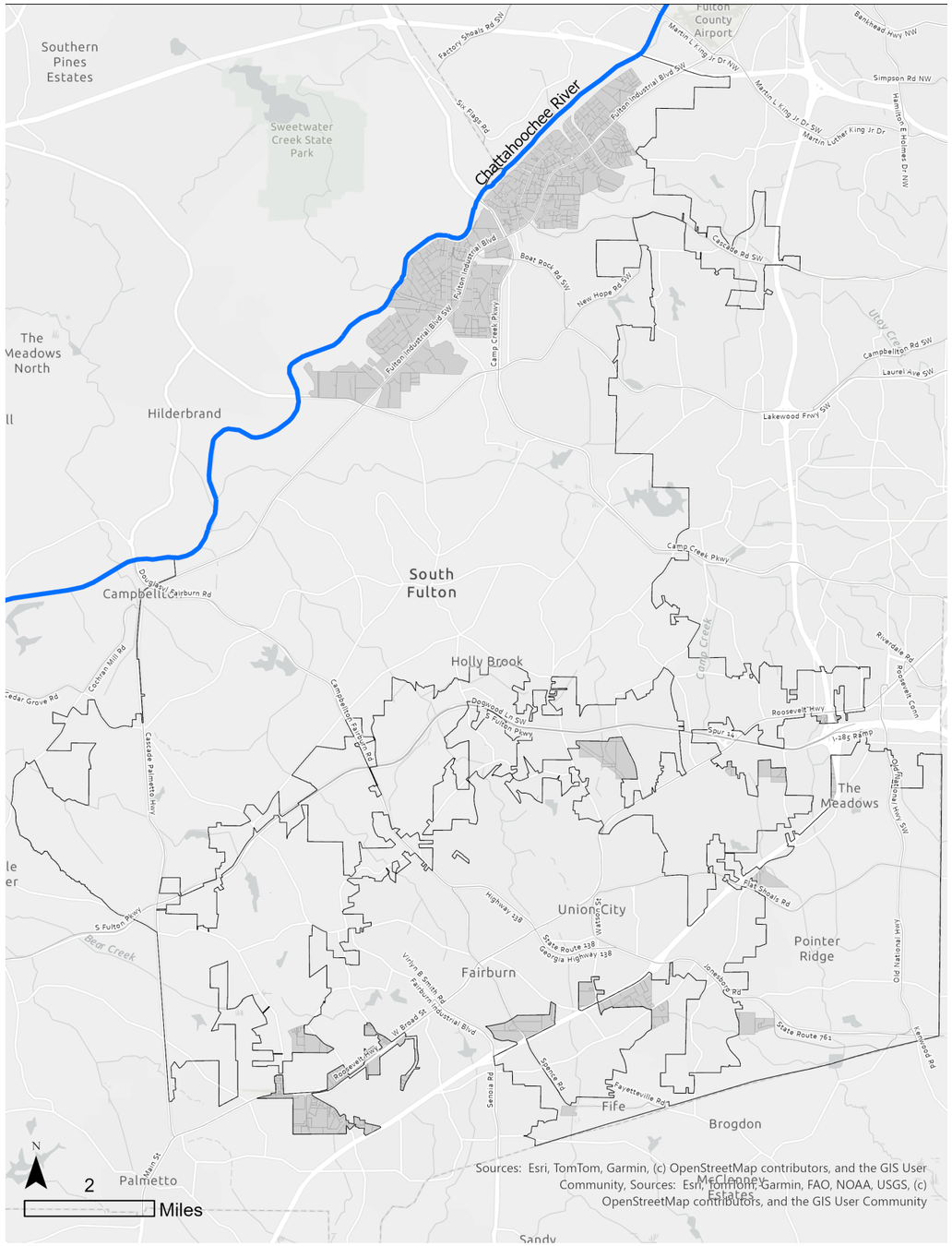


Image Caption: Industrial Zone Category Map
Source: Sizemore Group

Source: Distribution Center with Office Example
Source: mha.us.com

Image Caption: Distribution Center Example
Source: McColly Bennett Commercial Advantage (2019)

Image Caption: Dolar General Distribution Center, Bessemer, AL
Source: metromont.com

Image Caption: ZUR3 Data Center, Rümlang, Switzerland
Source: ArchDaily

INDUSTRIAL MIXED-USE

The Industrial Mixed-Use category designates areas that support a blend of industrial, commercial, and possibly residential uses in the future, carefully planned to promote employment, reduce land use conflicts, and encourage adaptive reuse of industrial properties. This category encourages the development of light manufacturing, warehousing, flex spaces, logistics centers, research and development hubs, and supporting commercial establishments such as offices, service retail, and food establishments.

This land use type projects an incremental growth in the area from single-use industrial to a mixed-use industrial, commercial and office area with the potential of introducing residential uses in the future.

Where appropriate and buffered, limited high-density residential or live-work units may also be integrated to support workforce needs and reduce commute times. This mix creates a vibrant, employment-oriented environment that is well-connected to major transportation corridors and freight networks, promoting economic vitality and land use efficiency.

This designation supports strategic infill, revitalization of underutilized industrial properties, and the creation of transitional buffer areas between pure industrial and residential or commercial zones. Development is expected to meet performance standards to ensure compatibility with surrounding uses and minimize nuisances such as noise, odor, or traffic congestion.

- Zones: O-1, M-1, C-1, and C-2
- Potential Added Zones: A, AL, MIX, TR
- Primary uses: Light industrial, retail, major employers, entertainment

Development and Design Strategies

1. Promote compatible co-location of mixed light industrial (e.g., tech manufacturing, maker spaces, food production) with office, retail, and limited residential where impacts (noise, emissions) are minimal.
2. In dense areas, design buildings with industrial/ production space at ground level and office or co-working space above.
3. Subdivide large parcels into flexible formats that can accommodate a range of businesses, from small startups to larger businesses.
4. Design for multi-modal access to include infrastructure for trucks, delivery vehicles, and transit, but also ensure walkability and bikeability to attract a broader workforce and serve mixed uses.
5. Provide strong utility infrastructure, power, broadband, fiber, water, sewer to support advanced manufacturing, digital industries, and clean tech.
6. Plan for shared loading docks, waste management areas, or maker/ fabrication labs to reduce individual site costs and improve efficiency.
7. Use build-to lines, pedestrian-scale building heights, and street-facing entries to create a cohesive, walkable district.
8. Use modern industrial materials (metal, glass, exposed concrete) combined with landscape elements and public art to humanize the space.
9. Integrate sound attenuation, odor control,

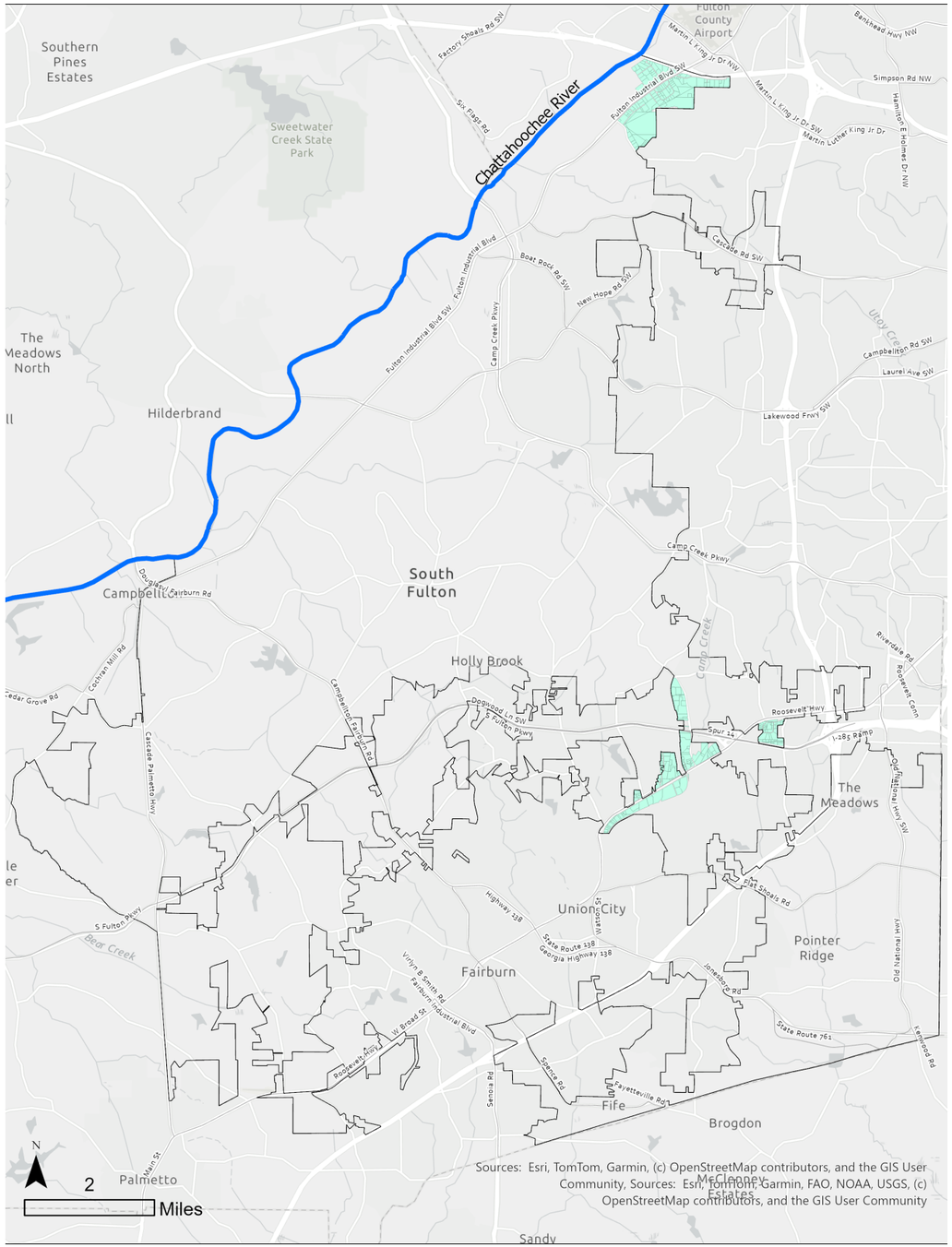


Image Caption: Industrial Mixed-Use Zone Category Map
Source: Sizemore Group

and strategic building orientation to separate incompatible activities without rigid zoning separation.

10. Encourage incubators and innovation hubs by reserving space for startup clusters, R&D labs, or accelerators to support economic diversification and job growth.
11. Where appropriate, allow live-work units for artists, fabricators, or tech entrepreneurs to reside near their workspaces.
12. Use incentives to attract anchor users (e.g., urban manufacturing, green tech firms) that drive foot traffic and economic synergy.
13. Incentivize LEED or similar certification, solar-ready roofs, and energy-efficient construction.
14. Include green roofs, bioswales, and permeable paving while creating public open spaces for employees and visitors.
15. Prioritize industries with low emissions and modern environmental controls to ensure long-term compatibility with other uses.
16. Ensure the area serves a diverse workforce with affordable commercial spaces, access to transit, and services like childcare or food vendors.
17. Activate the streetscape by integrating ground-floor retail, public art, and community spaces to create a vibrant, safe environment during and after work hours.
18. Parking to be located behind or beside buildings; not between the building and the street.

Image Caption: The Works, Atlanta, GA
Source: Atlanta Journals

Image Caption: Uline Arena, Washington DC
Source: Urban Land Initiative

Source: The Works, Atlanta, GA
Source: Urbanize Atlanta

3.4 FOCUS AREAS AND MAPS

The Focus Area Map acts as a blueprint for the City of South Fulton's future development, pinpointing specific regions destined to embody distinct or special traits. These traits stem from existing conditions, aspirations for the future, and economic development focuses. Some areas already possess unique character, while others hold the potential to cultivate such identity through forthcoming board decisions. These focus areas delineate suitable development types for each locale, aiming to foster a sense of identity, stimulate infill development, offer diverse employment opportunities, and promote alternative transportation options. This section comprises concise descriptions of each focus area alongside envisioned futures. It outlines recommended land uses and development and design strategies tailored to realize these visions.

FOCUS AREA USES RECOMMENDATIONS			
	Recommended Uses	**Conditional Uses**	**Prohibited Uses**
Entertainment Center	Entertainment, retail, restaurants, hotels, galleries, open space	Residential (upper floors), live-work, office (ancillary)	Heavy industrial, drive-thru-only businesses, self-storage
Agri-Business	Crop and livestock farming, agricultural research, food processing (small-scale), wineries, breweries, and distilleries (on-site) and roadside stands, U-pick operations	Event venues, agri-tourism lodging, renewable energy (e.g., solar farms), educational farms and demonstration projects	Heavy industrial, residential subdivisions, auto-centric commercial (e.g., big-box, gas stations)
Innovative Studios and Production	Sound stages, production and post-production facilities, set design and fabrication shops, casting, editing, and media services, support services	Film-related retail, cafés, screening venues, temporary film set installations and street closures, hotels, conference spaces (for studio tours, media events), live-work units for industry professionals	Heavy industry (non-media), high-turnover retail (unrelated to film), residential subdivisions
Riverfront Development	Mixed-use buildings (retail, office, residential), restaurants and hospitality, parks, plazas, cultural facilities, water-related recreation and transport	Marinas and boating facilities, public markets, performance venues	Heavy industrial, storage yards, auto-oriented uses (gas stations, drive-throughs)

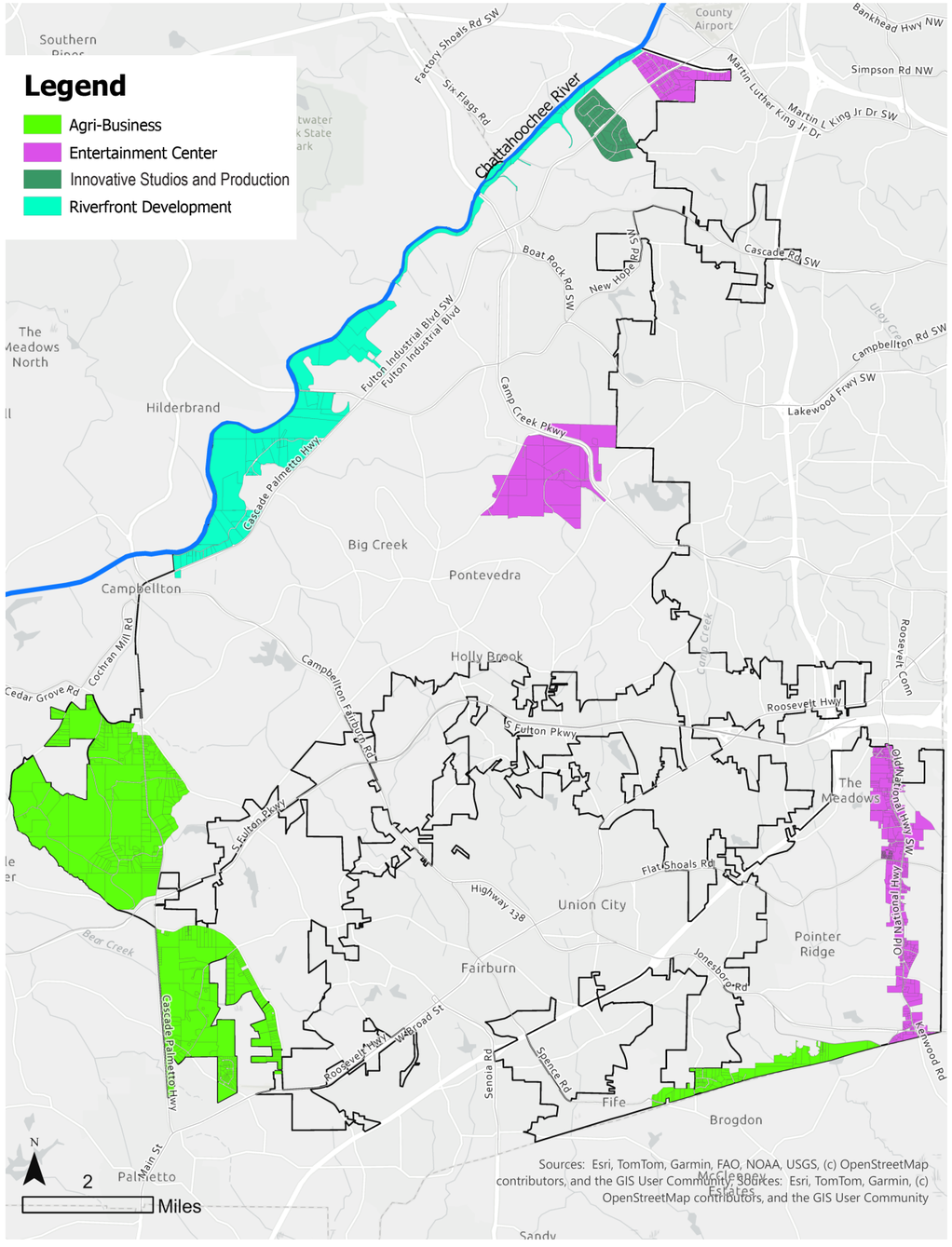


Image Caption: Focus Area Map
Source: Sizemore Group

3.4.1 Entertainment Center

The Entertainment Center Focus Area is envisioned as a vibrant, high-activity zone designed to serve as a cultural, social, and economic anchor for the community. It includes a mix of uses centered around entertainment, hospitality, and pedestrian-focused retail experiences. The area should function as a regional draw and a local gathering place, supporting day-to-night activity and multimodal accessibility.

"TO CREATE AN IMMERSIVE, WALKABLE, AND INCLUSIVE ENTERTAINMENT DISTRICT THAT OFFERS A DYNAMIC BLEND OF ATTRACTIONS, DINING, CULTURE, AND RECREATION, WHILE INTEGRATING SEAMLESSLY WITH ADJACENT NEIGHBORHOODS AND LAND USES."

Urban entertainment districts are defined by several key characteristics that contribute to their dynamic and engaging atmosphere. These areas typically feature mixed-use and vertically integrated developments, combining residential, where appropriate, commercial, and entertainment spaces within compact footprints. High pedestrian volumes are supported by public gathering spaces that encourage social interaction and activity. A diverse array of entertainment and cultural venues—such as theaters, museums, and performance spaces—provides continuous engagement for a wide range of audiences. Destination architecture and distinctive signage create a visually compelling environment that draws visitors and reinforces the district's identity. These areas remain vibrant both day and night, thanks to intentional lighting design and thoughtfully programmed events. Finally, efficient transit connectivity and smart parking solutions ensure accessibility and convenience for locals and tourists alike.

DESIGN AND DEVELOPMENT STRATEGIES

1. Mobility and Access
    - Prioritize walkability and ADA accessibility.
    - Provide transit stops and multimodal facilities (bike share, scooters).
    - Include clear wayfinding from parking/transit to venues.
    - Drop-off/pick-up zones for ride-hailing and shuttles.
    - Establish internal circulation loops for last mile connectivity via shuttles.
2. Implementation Tools
    - Design Overlay District: Regulate aesthetics, signage, and materials.
    - Development Incentives: Density bonuses, fee waivers for public amenities, public-private partnerships.
    - Programming Support: Funding for festivals, concerts, public art, and seasonal events.
3. Branding and Identity
    - Develop a unified district identity with signage, banners, and gateway features.

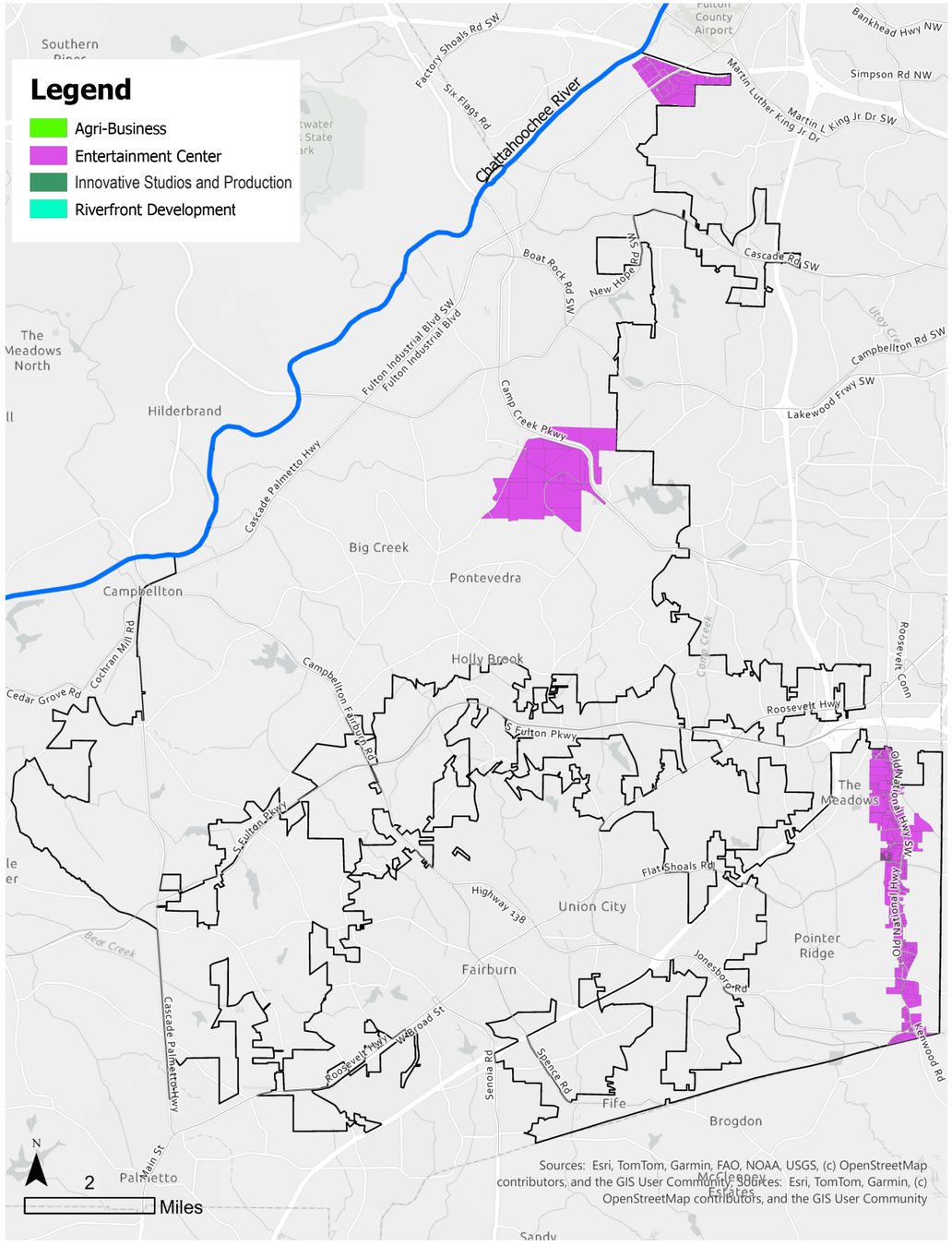


Image Caption: Entertainment Center Focus Areas
Source: Sizemore Group

- Establish a management entity or business improvement district (BID) to oversee maintenance, events, and promotion.

URBAN DESIGN GUIDELINES	
Element	**Guideline**
Streetscape Design	Wide sidewalks (10'+), street trees, benches, café seating zones, integrated lighting.
Architecture	Encourage variety with cohesive palette; active ground floors, marquee signs, transparent facades.
Signage	Iconic, branded signage allowed; digital and vertical signs encouraged in core areas. Wayfinding system required.
Lighting	Pedestrian-scale lighting, creative color displays, and programmable lighting features. Minimize light spill.
Public Art	Required in key plazas and entryways; incentivize local artists.
Parking	Shared parking structures, on-street spaces, limit large surface lots; promote valet and rideshare hubs.
Sustainability	Green roofs, stormwater capture, solar panels, native landscaping. Encourage LEED ND or equivalent.

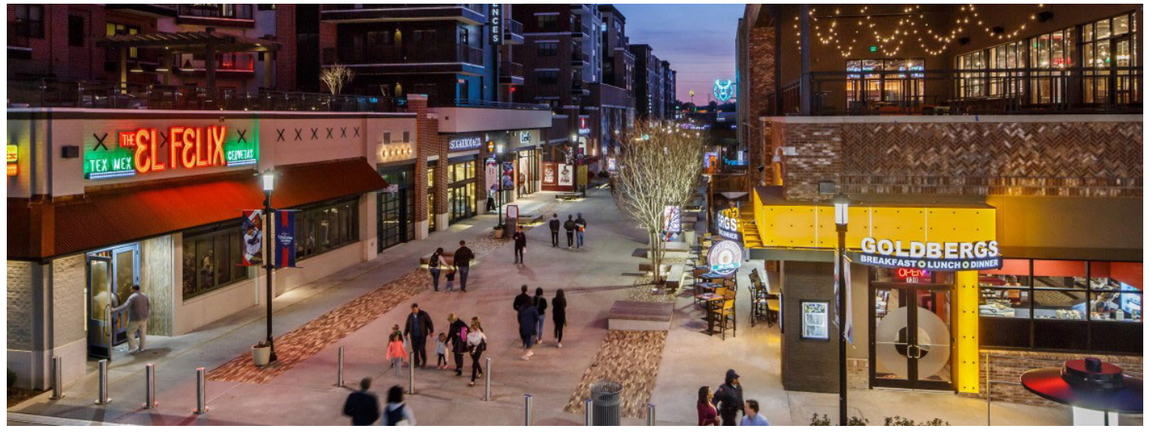


Image Caption: The Battery at Truist Park, Cobb County. GA
Source: Atlanta Journal

Image Caption: The Interlock, Atlanta, GA
Source: Discover Atlanta

Image Caption: The Battery at Truist Park, Cobb county, GA
Source: Atlanta Journal

3.4.2 Agri-Business

The Agri-Business Focus Area is intended to support and expand agricultural-based economic activity, integrating traditional farming with value-added operations, agritourism, and light processing. It promotes innovation in food production, preserves rural heritage, and connects agriculture to the broader economy.

"TO FOSTER A SUSTAINABLE AND RESILIENT AGRI-BUSINESS ECONOMY THAT BALANCES PRODUCTION, INNOVATION, AND PUBLIC ENGAGEMENT, WHILE PRESERVING THE RURAL LANDSCAPE AND SUPPORTING LOCAL FOOD SYSTEMS."

Agricultural districts are characterized by a strong emphasis on preserving and utilizing working farmland, orchards, vineyards, and ranches as foundational elements of the local economy and culture. These areas often incorporate value-added processing operations such as dairies, creameries, breweries, and food hubs, enhancing the economic viability of agricultural production. Agri-tourism plays a key role, with opportunities for direct sales through farm stays, farmers markets, U-pick operations, and tasting rooms that connect consumers directly to producers. There is also growing support for agricultural innovation, including hydroponics, vertical farming, and ag-tech incubators that promote sustainability and efficiency. Throughout, the focus remains on maintaining compatibility with natural resource conservation efforts and preserving the rural character that defines these landscapes.

DESIGN AND DEVELOPMENT STRATEGIES

1. Infrastructure and Services
    - Prioritize irrigation rights, reuse, and storage.
    - Maintain access for large agricultural vehicles and delivery trucks.
    - High-speed rural internet to support ag-tech and smart farming.
    - Shared septic or sustainable wastewater systems for processing areas.
2. Sustainability and Conservation Goals
    - Protect prime agricultural soils.
    - Encourage regenerative agriculture, organic practices, and soil health initiatives.
    - Integrate conservation easements and farmland trusts.
    - Promote carbon-smart farming and renewable energy on farms.
3. Economic Development Strategies
    - Establish Agri-Business Zones or Overlay Districts.
    - Offer incentives for value-added agriculture and agri-tourism.
    - Support cooperatives, incubators, and agri-business training.
    - Partner with colleges, extension offices, and nonprofit agri organizations.

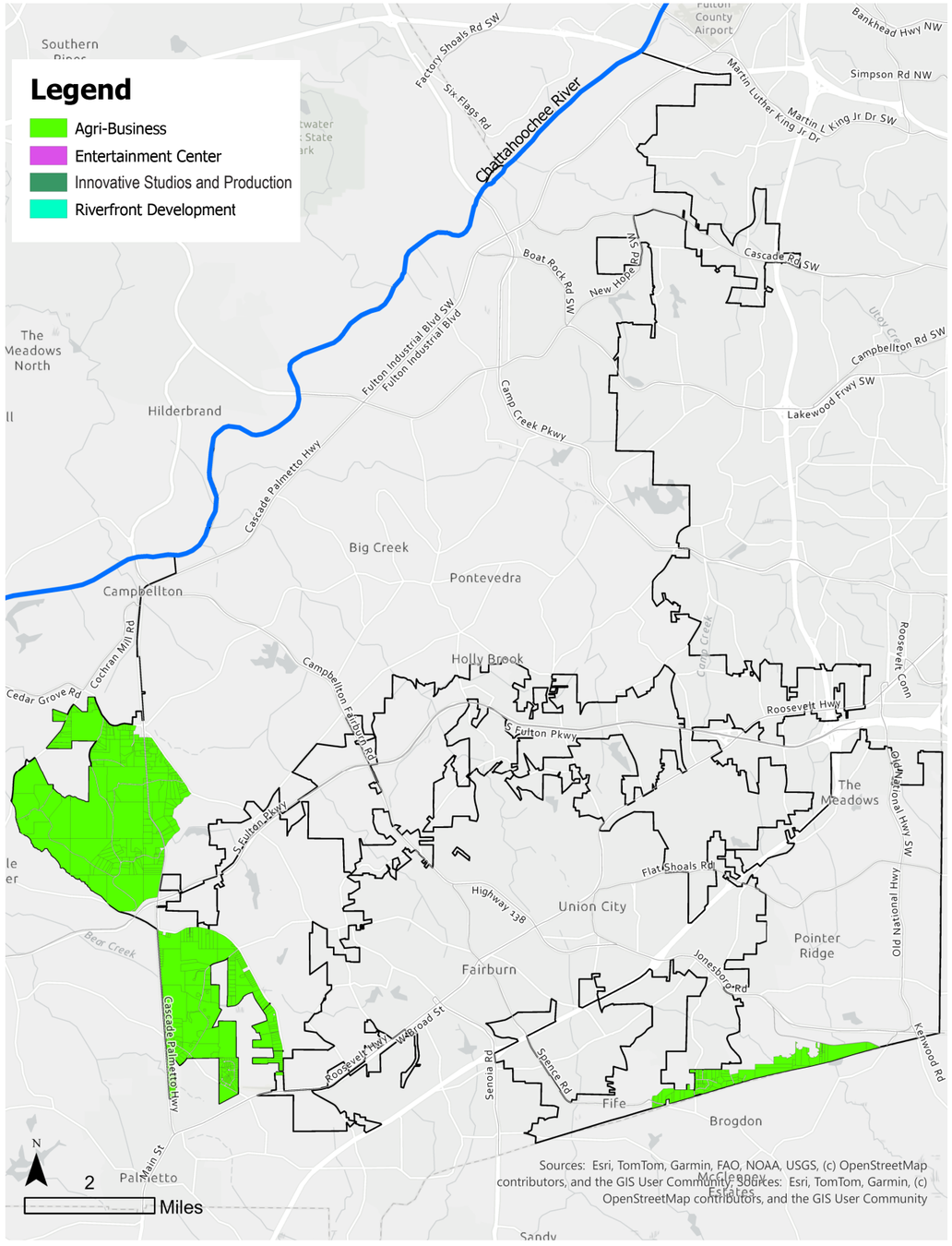


Image Caption: Agri-Business Focus Areas
Source: Sizemore Group

4. Implementation Tools
    - Zoning Overlay or Transfer of Development Rights (TDR) program.
    - Design Guidelines Manual for agri-tourism and processing buildings.
    - Marketing and Branding Plan for local products and experiences.
    - Land Conservation Programs to prevent sprawl into productive areas.

URBAN DESIGN GUIDELINES	
Element	**Guideline**
Lot Size and Density	Large lots (10+ acres) for production; smaller parcels for agri-tourism and processing.
Architecture	Rural and utilitarian forms; encourage use of natural materials and agricultural styles.
Buffering	Use vegetative buffers between production and public zones; screen industrial operations.
Access and Circulation	Maintain rural road character where possible; ensure truck access in processing zones.
Lighting and Signage	Low-level lighting; monument and directional signage using farm-themed materials.
Stormwater and Runoff	Encourage bioswales, retention ponds, and natural drainage systems.

Image Caption: Example of Farmstay in Georgia
Source: georgiagrown.com

Image Caption: Agritourism - Apple Picking in the Orchard
Source: Georgiagrown.com

Image Caption: Agri-business
Source: Farmprrogress.com

3.4.3 Innovative Studios and Production

The Innovative Studios and Production Focus Area is envisioned as a specialized creative production district supporting film, television, streaming, and media industries. It aims to attract and retain major studios, independent creators, post-production companies, and related businesses in a cohesive, flexible, and functional environment.

"TO ESTABLISH A VIBRANT AND NATIONALLY COMPETITIVE FILM PRODUCTION HUB THAT FOSTERS CREATIVITY, SUPPORTS A RANGE OF PRODUCTION ACTIVITIES, ENCOURAGES ECONOMIC INVESTMENT, AND ENHANCES THE COMMUNITY'S IDENTITY AS A CENTER FOR MEDIA EXCELLENCE."

Media production districts are defined by their specialized infrastructure and focus on supporting the film and entertainment industry. Central to these districts are large, secure studio lots that house sound stages and expansive back-lots, providing controlled environments for filming. Surrounding these core facilities are a variety of supporting businesses, including set design, lighting, costume production, editing suites, and casting agencies, all essential to the content creation process. Creative workspaces, training facilities, and content incubators foster talent development and innovation within the industry. The district's infrastructure is designed to be film-friendly, incorporating specific design standards that accommodate production needs. Public access is typically limited, with a strong emphasis on privacy, security, and logistical efficiency to ensure smooth operations for high-profile projects.

DESIGN AND DEVELOPMENT STANDARDS

1. Infrastructure and Transportation
    - Ensure redundant, high-capacity electrical and broadband service.
    - Truck-friendly routes, secure gated entries, internal circulation loops.
    - Provide shuttle or transit stops near crew housing and training facilities.
    - On-site or nearby prop, costume, and equipment warehouses.
    - Specialized disposal areas for set materials, paint, chemicals.
2. Sustainability and Resilience
    - Promote green production practices (LEED sound stages, solar-ready roofs).
    - Encourage reuse of materials for sets and costumes.
    - Implement stormwater controls and native landscaping.
    - Support sustainable transportation (EV charging, bike facilities).
3. Economic and Cultural Development Strategies
    - Tax credits, rebates, or expedited permitting for film projects.
    - Develop district branding through signage, public art, and marketing to create a recognizable studio

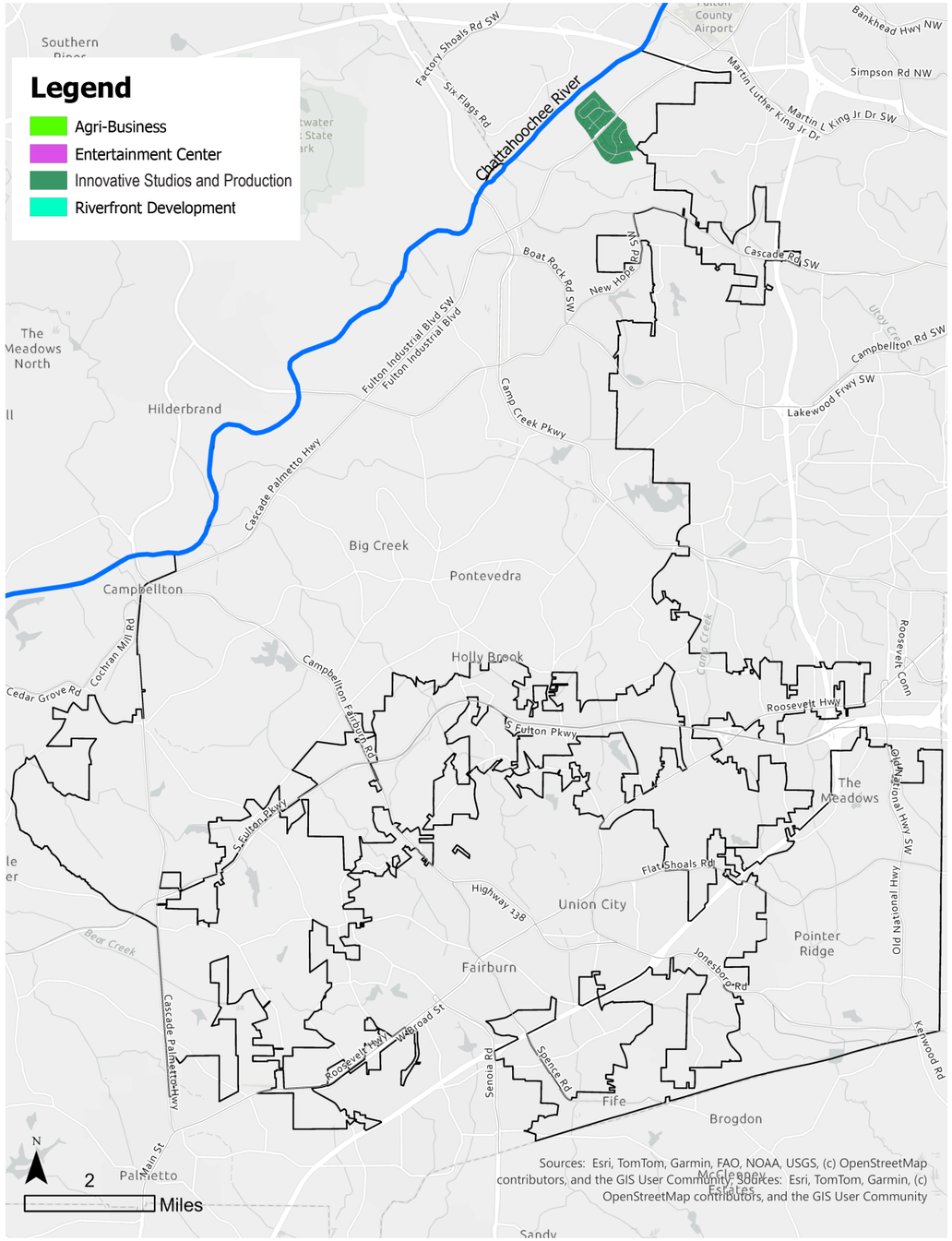


Image Caption: Innovative Studios and Production Focus Area
Source: Sizemore Group

district identity.

- Encourage public engagement through partnerships for studio tours, film festivals, and educational outreach.
- Support related industries like gaming, music production and podcasts for economic integration.

4. Implementation Tools
   - Studio overlay zone or special use district with tailored standards.
   - Film-friendly ordinance outlining regulations for on-location shoots.
   - Partnerships with film commissions, guilds, and workforce agencies.
   - Monitoring and data collection on job creation, production value, and economic impact.

URBAN DESIGN GUIDELINES	
Element	**Guideline**
Building Height	2–4 stories in support zones; 40+ ft clear heights for sound stages.
Setbacks and Buffers	Require visual and acoustic buffers near residential areas.
Fencing and Security	Allowed but should integrate with streetscape; limited solid fencing in visible areas.
Signage	Discreet monument or building-mounted signs; wayfinding for studio lots.
Parking and Circulation	Accommodate grip trucks, RVs, trailers, and large crew vehicles; separate visitor/employee areas.
Lighting and Noise	Shielded lighting; enforce soundproofing and filming curfews near sensitive uses.
Flex Space	Encourage modular or convertible spaces to accommodate varying production needs.

Source: East End Studio, Los Angeles, CA (Rendering)
Source: grimshaw.global

Image Caption: Utah Film Studios, Park City, UT
Source: www.utahfilmstudios.com

Image Caption: Trilith Studios, Fayetteville, Georgia
Source: www.trilithstudios.com

3.4.4 Riverfront Development

The Riverfront Development Focus Area is intended to create a vibrant, accessible, and resilient destination that integrates public space, mixed-use development, natural systems, and cultural activity. It connects people to the water, supports economic development, enhances ecological function, and protects long-term environmental and flood resilience.

"TO TRANSFORM THE RIVERFRONT INTO A DYNAMIC, PEOPLE-CENTERED DISTRICT THAT CELEBRATES THE WATER'S EDGE, SUPPORTS A MIX OF USES, ENHANCES ECOLOGICAL HEALTH, AND BECOMES A YEAR-ROUND REGIONAL DESTINATION."

Riverfront districts are defined by their continuous public access to the water through promenades, parks, and trails that encourage recreation and connection with the natural environment. These areas typically feature a vibrant mix of commercial, residential, cultural, and recreational uses, creating dynamic, multi-use communities. Infrastructure is designed to be resilient, incorporating flood adaptation measures, green infrastructure, and erosion control to ensure long-term sustainability. At the street level, active ground floors and pedestrian-oriented design contribute to an engaging public realm. Architectural elements are thoughtfully planned to frame and highlight views of the river, enhancing the visual experience. Additionally, riverfront districts often integrate elements of the area's historic, cultural, or industrial identity, preserving a strong sense of place and continuity with the past.

Development within the Chattahoochee River corridor shall comply with the Metropolitan River Protection Act (MRPA) and the Chattahoochee Corridor Plan. All projects should minimize land disturbance and impervious surfaces, preserve natural topography, and protect water quality and ecological systems.

DESIGN AND DEVELOPMENT STANDARDS

1. Public Access and Mobility
    - Riverwalk design with continuous multi-use trail with minimum 12–20 ft width with a seamless connection to city sidewalks, trails, and transit stops.
    - Lighting, benches, trash receptacles, and landscaping required.
    - ADA-compliant connections from buildings and streets, sidewalks, trails, and ramps and elevators where topography requires.
    - Bike racks, scooter docks, transit stops within ¼ mile of major destinations.
2. Resiliency and Environmental Standards
    - Flood Resilience:
        - » Elevate habitable space above base flood elevation (BFE).
        - » Incorporate breakaway ground-level structures or flood vents.
        - » Require green infrastructure (pervious surfaces, swales, stormwater reuse).
    - Ecological Integration:
        - » Native plantings, pollinator gardens, and habitat restoration.
        - » Shoreline stabilization through living shorelines where possible.

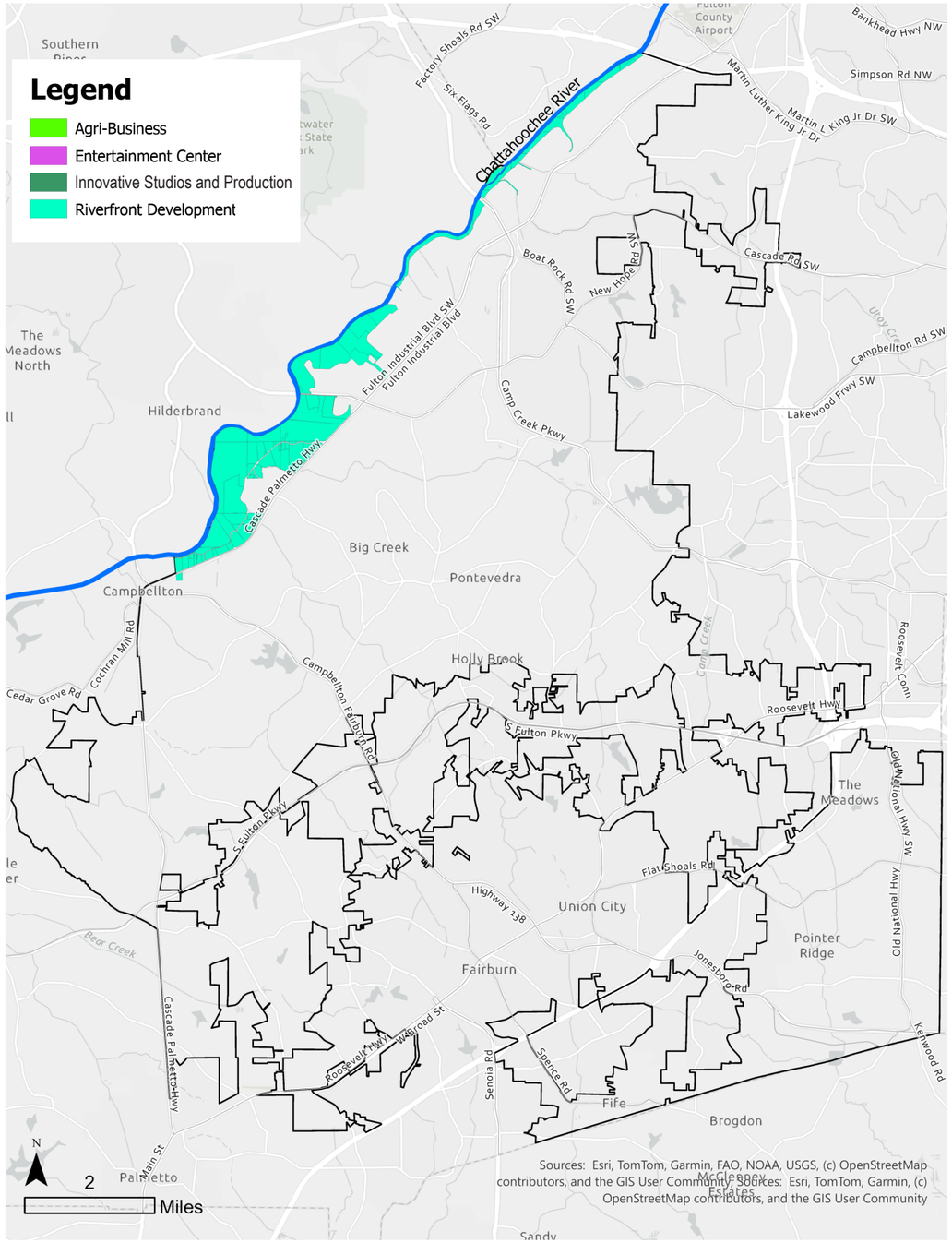


Image Caption: Riverfront Development Focus Areas
Source: Sizemore Group

- » Green roofs and rainwater harvesting for buildings.
- Climate Adaptation:
  - » Plan for sea level rise and 100-year storm events in setbacks and site planning.
  - » Encourage use of FEMA-compliant and climate-forward building design.

3. Economic and Cultural Development Strategies
   - Branding and Identity:
     - » Develop a riverfront brand with signage, graphics, and marketing.
     - » Incorporate local history, ecology, and industry into placemaking.
   - Public-Private Partnerships (P3):
     - » Leverage public land to attract investment.
     - » Incentivize river-oriented development that includes public amenities.
   - Events and Programming:
     - » Support year-round festivals, farmers markets, and performances.
     - » Establish a riverfront district management entity (e.g., Business Improvement District or conservancy).
4. Implementation Tools
   - Establish Riverfront Overlay District with tailored standards for design, flood resilience, and public access.
   - Require architectural review of river-facing developments.
   - Prioritize riverfront infrastructure (trails, lighting, drainage).
   - Development incentives like density bonuses, fee reductions for including public access, open space, or flood mitigation.

URBAN DESIGN GUIDELINES	
Element	**Guideline**
Building Orientation	Buildings must front the river or riverwalk where applicable. Blank walls prohibited.
Height and Massing	Stepbacks above 3 stories on river-facing façades; varied roof-lines encouraged.
Ground Floor Activation	50% - 70% transparency on river-facing ground floors; outdoor dining and retail frontage encouraged.
Materials	Durable, flood-resistant materials on lower levels; emphasize natural and contextual finishes.
Lighting	Pedestrian-scale lighting; minimize glare and light spill into natural areas.
Signage	Wayfinding integrated into public realm; monument and building-mounted signs only.

Source: Proposed Tennesee Riverpark, Chattanooga, TN
Source: riverfrontparkscha.com

Image Caption: East River Development, Houston, TX
Source: eastriverhtx.com

Image Caption: Rendering of Chattahoochee RiverLands Park Trail
Source: atlanta.urbanize.city Courtesy of Trust for Public Land/Chattahoochee RiverLands

3.5 COMMUNITY WORK PROGRAM

The Community Work Program is a five-year action plan that outlines the specific projects, policies, and initiatives the city will undertake to implement its Comprehensive Plan. It serves as a bridge between long-term goals and short-term actions.

The items are organized by goal elements. For each item, the responsible department is identified, along with the implementation schedule, estimated cost, and funding source. The description notes which items have been carried forward from the previous comprehensive plan, including any updates or changes. The responsible party section lists the departments involved in each task, and an "X" in the timeframe column indicates the year(s) during which the action item will be active.

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
HOUSING									
H-1	**Per Previous Comprehensive Plan:** Examine Zoning Code for new housing types and styles. **Added context per this Comprehensive Plan:** Explore missing middle housing zoning categories for triplex, quadplex, cottage courts, etc. Include these housing types in Suburban II and Mixed Use Future Land Use Map categories as part of the zoning code rewrite.	Community Development and Regulatory Affairs Department		X	X	X		Included in Zoning Rewrite Cost	Local Funds / CDBG / ARC CDAP
H-2	**Per Previous Comprehensive Plan:** Promote homeownership opportunities with city resources. **Added context per this Comprehensive Plan:** Consider local funds and grant opportunities.	Community Development and Regulatory Affairs Department	X	X	X	X	X	In-house	N/A
H-3	**Per Previous Comprehensive Plan:** Develop a City Housing Strategy.	Community Development and Regulatory Affairs Department	X					$200,000	Local Funds / ARC CDAP
H-4	Expand Code Cares program.	Code Enforcement Department	X	X				$7,000-20,000	Local Funds / CDBG / ARPA / Beautification Grants: Keep Georgia Beautiful, Home Depot

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
COMMUNITY COMMUNICATION/ COORDINATION									
CC-1	**Per Previous Comprehensive Plan:** Develop a commercial property inventory. **Added context per this Comprehensive Plan:** Purpose is to track business licenses and to identify baseline of commercial activity for the city as well as what is available for commercial recruitment. Consider adding property conditions.	Community Development and Regulatory Affairs Department / Economic Development	X	X				$125,000.00	Local Funds / ARC CDAP
CC-2	**Per Previous Comprehensive Plan:** Develop an Impact Fee Program	Community Development and Regulatory Affairs Department	X					$100,000.00	Local Funds
CC-3	**Per Previous Comprehensive Plan:** Update zoning code to allow for conservation subdivisions. **Added context per this Comprehensive Plan:** Identify opportunities to incorporate conservation subdivisions and cluster development standards into zoning, as part of the recommended zoning code update, including increasing open space requirements, providing incentives, and/or requiring cluster development options with subdivision submittals.	Community Development and Regulatory Affairs Department		X	X	X		Included in Zoning Rewrite Cost	Local Funds / CDBG / ARC CDAP
CC-4	**Per Previous Comprehensive Plan:** Continue to monitor neighboring jurisdictions land use plans and seek ways to work together.	Community Development and Regulatory Affairs Department	X	X	X	X	X	$75,000	Local Funds
CC-5	**Per Previous Comprehensive Plan:** Add a Historic and Cultural layer to the City's GIS database.	Community Development and Regulatory Affairs Department			X			In-house	Local Funds / ARC CDAP

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
COMMUNITY COMMUNICATION/ COORDINATION									
CC-6	**Per Previous Comprehensive Plan:** Incorporate public art into projects and the new Town Center.	Community Development and Regulatory Affairs Department	X	X	X	X	X	In-house	N/A
CC-7	**Per Previous Comprehensive Plan:** Partner with organizations to promote arts and placemaking.	Community Development and Regulatory Affairs Department	X	X	X	X	X	In-house	N/A
CC-8	Continue efforts to centralize data from different departments into one central source.	IT Department	X	X	X	X	X	In-house	N/A
CC-9	Continue to update GIS resources for all departments.	IT Department	X	X	X	X	X	In-house	N/A
CC-10	Assess the personnel level needed to support programming.	Parks and Recreation Department	X	X	X	X	X	TBD	Local Funds / CDBG
CC-11	Include programming for the Police Training Facility as a part of the under-construction Fire Headquarters facility.	Police Department / Fire Department	X	X	X			$50 million	Local Funds
CC-12	Improve response times.	Fire Department	X	X	X	X	X	TBD	Local Funds / SPLOST / GEMA / GFSTC / FEMA
CC-13	Evaluate summer programs and partnership and modify as needed.	Cultural Affairs Department	X					In-house	N/A
CC-14	Re-evaluate the existing Transfer of Development Rights / Purchase of Development Rights existing programs to preserve natural and agricultural land while supporting cluster development.	Community Development and Regulatory Affairs Department	X					In-house	N/A
CC-15	Complete a full zoning code rewrite and zoning map update that aligns with the vision and goals within this Comprehensive Plan and addresses conflicting language. Consider quick-fix opportunities prior to the full zoning code rewrite.	Community Development and Regulatory Affairs Department		X	X	X		$650,000-$850,000	Local Funds / CDBG / ARC CDAP

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
COMMUNITY COMMUNICATION/ COORDINATION									
CC-16	Conduct a City of South Fulton city hall programming study to determine department needs, building size, and requirements for the future city hall.	Community Development and Regulatory Affairs / General Services		X				$50,000-$150,000	Local Funds / CDBG
CC-17	Increase Community Development and Regulatory Affairs Department capacity by adding the following staff: Planning Manager, Deputy Director	Community Development and Regulatory Affairs Department	X					TBD	Local Funds
CC-18	Develop a website page that shares information to the community on projects happening within the city.	Community Development and Regulatory Affairs Department / Economic Development / Public works		X				In-house	N/A
CC-19	Study potential systems/structures for an equitable community input process, particularly for rezonings and city projects, throughout the city. I.e.: City of Atlanta Neighborhood Planning Units, DeKalb County Community Council.	Community Development and Regulatory Affairs Department			X	X		In-house	N/A
CC-20	Complete a citywide facilities master plan that forecasts long-term needs.	General Services Department	X	X				$150,000-$200,000	Local Funds / SPLOST
CC-21	Increase service levels.	Code Enforcement Department	X	X	X	X	X	TBD	Local Funds / CDBG / ARPA
CC-22	Identify and implement technology upgrades and costs.	Code Enforcement Department	X	X	X	X	X	TBD	Local Funds / CDBG / ARPA / Georgia Smart Communities Challenge

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
ECONOMIC DEVELOPMENT									
ED-1	**Per Previous Comprehensive Plan:** Participate and complete the Georgia Main Street Start-Up Program.	Economic Development / Community Development and Regulatory Affairs Department	X	X	X	X	X	In-house	N/A
ED-2	**Per Previous Comprehensive Plan:** Develop business incubator space (Red Oak Community Center).	Economic Development / Community Development and Regulatory Affairs Department		X	X	X		$150,000	Federal grant, Local funds
ED-3	Work with CDRA to assess and update the permitting process to identify ways to fast track the permitting process.	Economic Development / Community Development and Regulatory Affairs Department	X	X				In-house	N/A
ED-4	Update city marketing strategy to market the city and include Blue Zones.	Economic Development	X	X				$125,000	Local funds
ED-5	Develop an Old National Highway marketing strategy.	Economic Development	X	X	X			In-house/ TBD	N/A or local funds
ED-6	Explore expanding workforce development efforts.	Economic Development	X	X	X	X	X	In-house	N/A
ED-7	Identify funding opportunities to support a commercial revitalization grant program.	Economic Development	X	X	X	X	X	In-house	N/A
ED-8	Develop website to communicate key public and private projects.	Economic Development	X	X	X			In-house	N/A

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
ECONOMIC DEVELOPMENT									
ED-9	Develop a focused strategy for recruitment and improvements in the Fulton Industrial Boulevard area in partnership with the Fulton Industrial Boulevard CID.	Economic Development	X	X	X			In-house / $200,000	Local funds, Fulton Industrial Boulevard CID
ED-10	Identify a permanent location for the Economic Development office.	Economic Development	X	X	X	X		In-house	N/A
ED-11	Expand workforce development programming by identifying partnerships and creative strategies (such as the local courts) to support prevention-based programming and reduce recidivism.	Parks and Recreation Department / Economic Development Department	X	X	X	X	X	In-house	N/A
ED-12	Evaluate the feasibility of a STEAM based makers space. Consider a partnership with economic development.	Cultural Affairs Department / Economic Development Department			X	X		TBD	Local Funds / SPLOST / CDBG

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
LAND USE									
LU-1	**Per Previous Comprehensive Plan:** Complete small area plans at activity nodes, including Fulton Industrial Area. **Added context per this Comprehensive Plan:** Develop a small area plan on Fulton Industrial Boulevard at I-20 to explore Industrial Mixed-Use zoning opportunities in partnership with the Fulton Industrial Boulevard Community Improvement District (CID). Consider Eagle Vista and Campbellton Road corridor for small area plans.	Community Development and Regulatory Affairs Department / Fulton Industrial Boulevard CID			X			$150,000-$250,000	Local Funds / ARC CDAP / CDBG

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
LAND USE									
LU-2	**Per Previous Comprehensive Plan:** Participate in the Georgia Initiative in Community Housing	Community Development and Regulatory Affairs Department	X	X	X	X	X	In-house	N/A
LU-3	**Per Previous Comprehensive Plan:** Create a brownfield/greyfield program.	Community Development and Regulatory Affairs Department			X			In-house	Local Funds / ARC CDAP / GA EPA / US EPA
LU-4	Consider adding green space requirements into zoning, in line with a zoning code rewrite, that increase accessible green space requirements and encourage/incentivize active green spaces, such as trails, pocket parks, community gardens. Consider density bonuses structure similar to DeKalb County.	Community Development and Regulatory Affairs Department		X	X	X		Included in Zoning Rewrite Cost	Local Funds / CDBG / ARC CDAP
LU-5	Conduct a small area plan for the Wolf Creek Amphitheater vicinity.	Community Development and Regulatory Affairs Department		X				$150,000-$250,000	Local Funds / ARC LCI and CDAP / CDBG
LU-6	As part of the recommended zoning code requirement, consider street connectivity strategies to limit dead-end streets and promote better connectivity throughout the city. Consider strategies such as required street master plans for developments over a certain size, maximum block sizes, connectivity index, maximum length of cul-de-sacs, cul-de-sac restrictions, stub-street requirements, etc.	Community Development and Regulatory Affairs Department		X	X	X		Included in Zoning Rewrite Cost	Local Funds / CDBG / ARC CDAP
LU-7	Consider developing basic data center development standards that balance the need for economic development with environmental considerations and residents' concerns.	Community Development and Regulatory Affairs Department					X	In-house	N/A
LU-8	Develop city facility standards that support goals within this Comprehensive Plan, including sustainability, natural land preservation, walkability, etc.	General Services Department		X	X			$100,000-$200,000	Local Funds

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
NATURAL RESOURCES									
NR-1	**Per Previous Comprehensive Plan:** Implement the model mile trail plan and identify trails opportunities in future development.	Parks and Recreation Department / Community Development and Regulatory Affairs Department	X	X	X			$5,000,000	Local Funds / TSPLOST / ARC-TAP
NR-2	**Per Previous Comprehensive Plan:** Create a Community Agriculture Plan. **Added context per this Comprehensive Plan:** Apply for a grant through the Atlanta Regional Commission and Food Well Alliance to complete a comprehensive Community Agriculture Plan.	Parks and Recreation Department / Community Development and Regulatory Affairs Department	X	X				$50,000	Local Funds / ARC and Food Well Alliance Grant
NR-3	**Per Previous Comprehensive Plan:** Complete an updated historic resources survey specific to South Fulton.	Community Development and Regulatory Affairs Department		X				$50,000-$100,000	Local Funds / ARC CDAP
NR-4	**Per Previous Comprehensive Plan:** Research best practices in environmental conservation strategies and propose new ordinances and policies as needed.	Community Development and Regulatory Affairs Department	X	X	X			In-house	N/A
NR-5	**Per Previous Comprehensive Plan:** Conduct an environmental study to locate environmentally adverse items in the community and develop mitigation strategies (just received EPA brownfield grant).	Community Development and Regulatory Affairs Department / Economic Development		X	X	X		$500,000	Local Funds / ARC CDAP / GA EPA / US EPA / CDBG
NR-6	Complete the Trail Master Plan that is underway.	Parks and Recreation Department	X					$150,000	Local Funds
NR-7	Continue tree planning and planting efforts throughout the city.	Parks and Recreation Department / CDRA	X	X	X	X	X	In-house	N/A
NR-8	Design and develop the linear park adjacent to the new Police Headquarters.	Parks and Recreation Department		X	X			TBD	Local Funds / SPLOST / CDBG

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
NATURAL RESOURCES									
NR-9	Design and develop the pocket park on Cascade Road.	Parks and Recreation Department			X	X		TBD	Local Funds / SPLOST / CDBG
NR-10	Conduct a small area plan for the Chattahoochee Riverfront, in partnership with the Fulton Industrial Boulevard Community Improvement District (CID).	Community Development and Regulatory Affairs Department / Fulton Industrial Boulevard CID				X		$150,000-$250,000	Local Funds / ARC LCI and CDAP / CDBG
NR-11	Explore trail connectivity ordinance requirements, as part of the recommended zoning code update, that require or incentivize private development to build trails as identified in the city's Trail Master Plan that lie within their property.	Community Development and Regulatory Affairs Department		X	X	X		Included in Zoning Rewrite Cost	Local Funds / CDBG / ARC CDAP
NR-12	Develop and adopt a formal green infrastructure and conservation plan.	Community Development and Regulatory Affairs Department					X	TBD	TBD

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
TRANSPORTATION									
T-1	**Per Previous Comprehensive Plan:** Develop a creative bus shelter program for major transit routes.	Community Development and Regulatory Affairs Department / Public Works	X	X				$30,000-$100,000 per shelter	Local Funds / GCA Arts Funds / Fulton Industrial Boulevard CID
T-2	TSPLOST Projects 1 - Old Fairburn Road at Union Road and Stonewall Tell Road - roundabouts and street improvements	Public Works	X	X	X	X	X	TBD	Local funds. TSPLOST
T-3	TSPLOST Projects 2 - Flat Shoals Road's Advanced Traffic Management System.	Public Works	X	X	X	X	X		Local funds. TSPLOST
T-4	TSPLOST Projects 3 - New Hope Road Sidewalks.	Public Works	X	X	X	X	X		Local funds. TSPLOST

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
TRANSPORTATION									
T-5	TSPLOST Projects 4 - Old National Sidewalks.	Public Works	X	X	X	X	X		Local funds. TSPLOST
T-6	TSPLOST Projects 5 - Cochran Road over Camp Creek Bridge replacement.	Public Works	X	X	X	X	X		Local funds. TSPLOST

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
BROADBAND									
B-1	Improve internet infrastructure at city facilities and parks.	IT Department	X	X	X	X	X	TBD	Local Funds

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
INFRASTRUCTURE AND FACILITIES									
IF-1	**Per Previous Comprehensive Plan:** Implement and coordinate the Parks and Recreation Master Plan with the Comprehensive Plan.	Parks and Recreation Department / Community Development and Regulatory Affairs Department	X					In-house	N/A
IF-2	**Per Previous Comprehensive Plan:** Develop a Pedestrian Safety Plan and Street Standards including complete Streets Standards	Community Development and Regulatory Affairs Department / Public Works		X	X			$500,000	SS4A Grant, ARC, GDOT, local funds
IF-3	**Per Previous Comprehensive Plan:** Develop a City of South Fulton Transportation Plan. **Added context per this Comprehensive Plan:** Update the Southern Fulton Comprehensive Transportation Plan. Consider connectivity policies that reduce cul-de-sac and dead-end streets, unless necessary, to increase overall accessibility and connectivity; explore east-west connections to alleviate congestion.	Public Works	X	X				Matching Funds TBD	Local funds, ARC

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
INFRASTRUCTURE AND FACILITIES									
IF-4	Improve service levels through equipment and technology upgrades.	Police Department	X	X	X	X	X	TBD	Local Funds/ Federal DOJ/ FEMA/ Homeland Security
IF-5	Build a Police Department headquarters.	Police Department / Fire Department	X	X	X			$50 million	Local Funds
IF-6	Develop fleet replacement plan with General Services.	Fire Department	X	X	X	X	X	$3-5 million annually	Local Funds / SPLOST / GEMA / USDA / UASI / FEMA
IF-7	Develop and implement the station replacement plan.	Fire Department	X	X	X	X	X	TBD	Local Funds / SPLOST / CDGB / GEMA / USDA / FEMA
IF-8	Explore partnership with Grady EMS for community para medicine.	Fire Department	X	X				In-house	N/A
IF-9	Build a 911 Center.	Fire Department / IT Department	X	X				TBD	Local Funds / SPLOST / GEMA / USDA / FEMA
IF-10	Complete the construction for the Fire Headquarter and Training Facility.	Fire Department	X	X				$58 million	Local Funds
IF-11	Design and construct a small-scale code enforcement space in Emergency Operation Center.	Code Enforcement Department		X	X			TBD	Local Funds / SPLOST / CDBG / ARPA
IF-12	Explore the fee potential for facilities rentals.	Parks and Recreation Department		X	X			In-house	N/A

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
INFRASTRUCTURE AND FACILITIES									
IF-13	Complete transfer of the Wolf Creek Amphitheater to City of South Fulton and renovate the Wolf Den.	Cultural Affairs Department	X	X	X			TBD	Local Funds / SPLOST / CDBG
IF-14	Complete renovations of the Southwest Arts Center.	Cultural Affairs Department	X	X				TBD	Local Funds / SPLOST / CDBG
IF-15	Complete renovations to the Wolf Creek Amphitheater.	Cultural Affairs Department		X	X	X		TBD	Local Funds / SPLOST / CDBG
IF-16	Consider partnering with the Fulton Industrial CID to develop a plan and pilot program that helps industrial buildings integrate solar and EV into their sites/structures.	Community Development and Regulatory Affairs Department / Economic Development / Public Works			X			TBD	Local Funds / Fulton Industrial Boulevard CID / GA EPA / US EPA / ARC CDAP
IF-17	Identify resources to implement the anticipated stormwater improvements, to be identified in city's stormwater feasibility study, anticipated to be complete in 2026, including stormwater ponds.	Public Works	X	X				In-house	N/A
IF-18	Identify a location and space needs for a centralized Public Works facility with storage and fueling capabilities.	Public Works	X	X	X			$750,000-$1mil	Local funds
IF-19	Develop a fleet equipment replacement plan in conjunction with General Services.	Public Works	X	X	X	X	X	$150,000 per year	Local funds
IF-20	Continue partnership with MARTA and GDOT on transit planning and bus shelter and amenity improvements.	Public Works	X	X	X	X	X	In-house	N/A
IF-21	Upgrade city street signs and toppers.	Public Works	X	X	X	X	X	$500,000	Local funds
IF-22	Identify cost and funding to implement Washington Road Pedestrian Safety Study recommendations.	Public Works	X	X				In-house	N/A

#	Description	Responsible Party	Timeframe					Cost	Funding Source
			'27	'28	'29	'30	'31		
INFRASTRUCTURE AND FACILITIES									
IF-23	Evaluate scope of work for a city-wide sidewalk audit.	Public Works	X	X	X			$150,000	Local funds
IF-24	Develop a creative bus shelter program for major transit routes.	Public Works	X	X	X	X	X	Design $175000, $10,000 per shelter	ARC, local funds, MARTA
IF-25	Assess the feasibility of a city-wide transportation study to supplement the Southern Fulton Comprehensive Transportation Plan.	Public Works		X	X				

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THRIVE SOUTH FULTON

2026 COMPREHENSIVE PLAN

Prepared by Sizemore Group in association with Kimley-Horn and Sycamore Consulting

Unless otherwise specified, all images are provided by the consultant teams or courtesy of City of South Fulton.

THRIVE SOUTH FULTON

2026 COMPREHENSIVE PLAN APPENDIX

City of South Fulton — A City on the RISE!
sizemoregroup
Kimley»Horn
SYCAMORE Consulting, Inc.

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THRIVE SOUTH FULTON

2026 COMPREHENSIVE PLAN APPENDIX

Prepared by Sizemore Group in association with Kimley-Horn and Sycamore Consulting

Unless otherwise specified, all images are provided by the consultant teams or courtesy of the City of South Fulton.

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Community Representative
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Community Representative
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Community Representative

CONTENTS

APPENDIX **6**

Land Use Zoning Classification Matrix 8
Zoning Classification Matrix 10
General Public Announcements 12
Overall Schedule 14
Public Enagagement Plan 15
Steering Committee Meeting 1 17
Public Meetings, Series 1 20
Steering Committee Meeting 2 32
Public Meetings, Series 2 34
Steering Committee Meeting 3 46
Public Meetings, Series 3 48
Public Meetings, Series 4 55
Moving Clayton Forward Guidebook 69
Online Enagagement 71
Online Survey Responses 73
Online Enagagement Interactive Map Exercise 81

APPENDIX

APPENDIX

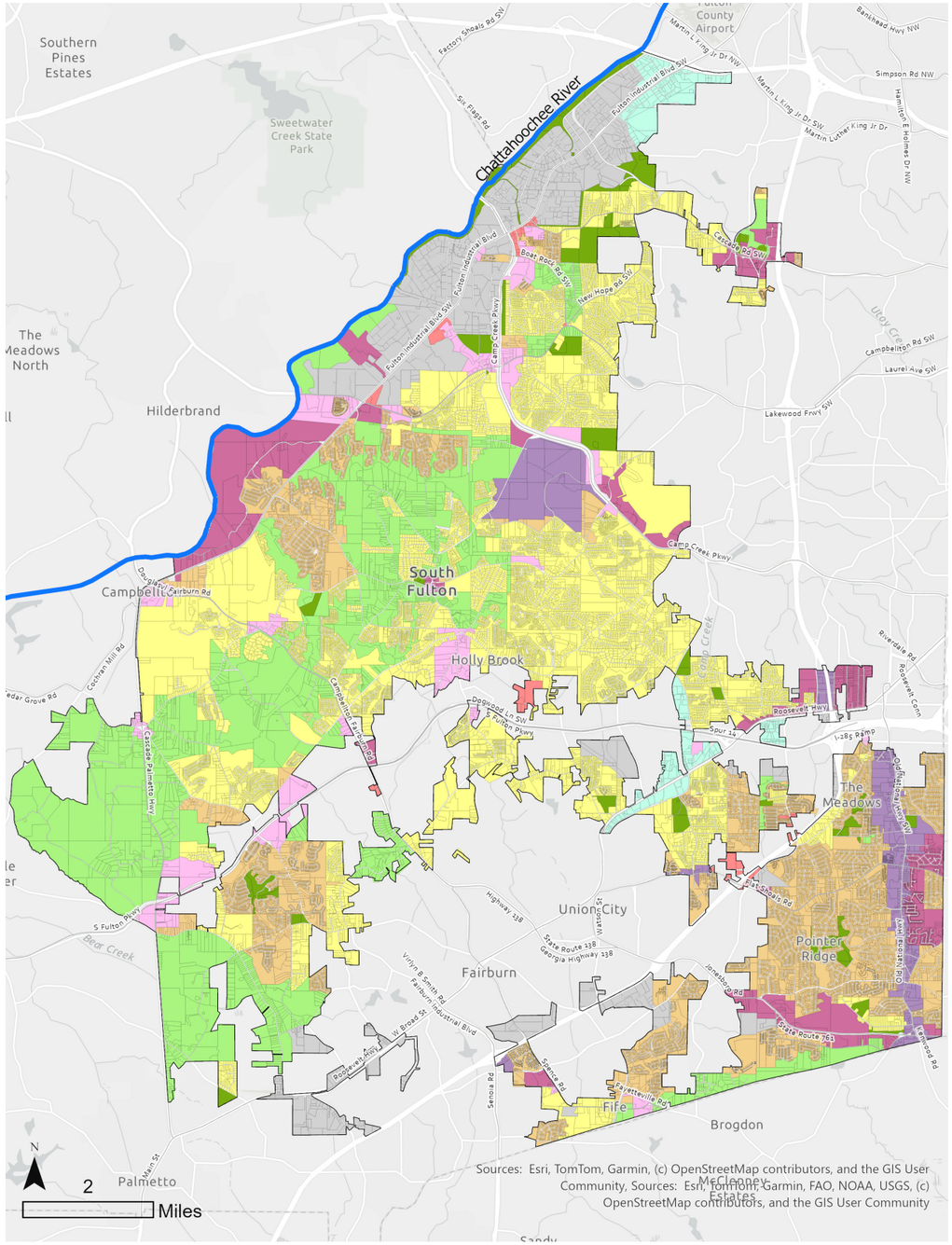
Supplementary material regarding the Comprehensive Plan Update is detailed on the following pages. This includes additional information and images from various Public meeting announcements, meeting summaries, and survey results.

FUTURE LAND USE MAP (2026)

Future Land Use (2026)	Sum of Acreage	FLU 2026 Acreage %	FLU 2021 (Previous) Acreage %	% of Area Increased/ Decreased*
Rural/ Agricultural Neighborhood	12,432	23.0%	36.6 %	13.6%
Conserve/ Preserve	1,574	2.9%	0 %	2.9%
Suburban Neighborhood	17,387	32.2%	31.1 %	1.1%
Suburban II Neighborhood	8,997	16.7%	12.4 %	4.3%
Village Live Work	1,828	3.4%	0.9 %	2.5%
Community Live Work	3,304	6.1%	3.3 %	2.8%
Regional Live Work	1,981	3.7%	4.2 %	0.5%
Commercial Center	267	0.5%	0.6 %	0.1%
Industrial Zone	5,212	9.7%	10.9 %	1.2%
Industrial Mixed-Use zone	972	1.8%	0 %	1.8%
Grand Total	**53,954**			

Image Caption: Future Land Use Map 2021 and 2026 Comparable
Source: Sizemore Group

"% of Area Increased/Decreased" shows the percent of acreage changed between the FLUM developed in the Comp Plans in 2021 and 2026 of a specific land use category. Numbers highlighted in red represent a decrease in overall area, meaning there is a smaller portion of that land use in the 2021 FLUM. Numbers highlighted in green represent an increase in area, meaning those land use categories have a greater amount of acreage in the 2026 FLUM as compared to the 2021 FLUM.



Rural/Agricultural Neighborhood
Conserve/ Preserve
Suburban Neighborhood
Suburban II Neighborhood
Village Live Work
Community Live Work
Regional Live Work
Commercial Center
Industrial Zone
Industrial Mixed-Use zone

LAND USE - ZONING CLASSIFICATION MATRIX

Future Land Use Designation	*ZONING CLASSIFICATION*																						*Future Land Use Designation*
	AG-1	*A/ A-L*	*C-1*	*C-2*	*CUP*	*GS*	*M-1*	*M-2*	*NUP*	*O-1*	*MIX*	*PARK*	*R-1*	*R-2*	*R-2A*	*R-3*	*R-3A*	*R-4*	*R-4A*	*R-5*	*R-5A*	*R-6*	*TR*	
RURAL / AGRICULTURAL NEIGHBORHOOD	■				■								■	■										**RURAL / AGRICULTURAL NEIGHBORHOOD**
CONSERVE/ PRESERVE						■						■												**CONSERVE/ PRESERVE**
SUBURBAN NEIGHBORHOOD					■				■						■	■	■		■					**SUBURBAN NEIGHBORHOOD**
SUBURBAN II NEIGHBORHOOD									■		■					■	■	■	■	■	■	■	■	**SUBURBAN II NEIGHBORHOOD**
VILLAGE LIVE-WORK		■									■											■	■	**VILLAGE LIVE-WORK**
COMMUNITY LIVE-WORK		■	■	■						■	■													**COMMUNITY LIVE-WORK**
REGIONAL LIVE-WORK		■	■	■						■	■													**REGIONAL LIVE-WORK**
COMMERCIAL CENTER			■	■						■														**COMMERCIAL CENTER**
INDUSTRIAL							■	■		■														**INDUSTRIAL**
INDUSTRIAL MIXED-USE		■	■	■			■			■	■												■	**INDUSTRIAL MIXED-USE**

ZONING CLASSIFICATIONS	
AG-1	Agricultural
A	Apartment
A-L	Apartment Limited Dwelling
C-1	Limited Commercial
C-2	General Commercial
CUP	Community Unit Plan
M-1	Light Industrial
M-2	Heavy Industrial
MIX	Mixed-Use
NUP	Neighborhood Unit Plan
O-1	Office and Institutional
R-2	Residential Min. 1 Acre Lot
R-1	Residential Min. 2-Acre Lot
R-2	Residential Min. 1 Acre Lot
R-2A	Residential Min. 27,000 sq-ft Lot
R-3	Residential Min. 18,000 sq-ft Lot
R-3A	Residential Min. 18,000 sq-ft Lot with Larger House
R-4	Residential Min. 9,000 sq-ft Lot
R-4A	Residential Min. 12,000 sq-ft Lot with Larger House
R-5	Residential Min. 7500 sq-ft Lot
R-5A	Residential Min. 4,000 sq-ft Lot with Larger House
R-6	Residential Double Unit Dwelling
SH	Senior Housing
TR	Townhouse Residential

GENERAL PUBLIC ANNOUNCEMENTS

PUBLIC HEARING #1 and #2 ANNOUNCEMENTS

South Fulton Neighbor

136 Pryor Street, Suite CB14
Atlanta, Ga. 30303
470-990-4415

AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA
COUNTY OF FULTON

I, Douglas W. Crow, do solemnly swear that I am the Vice President of Operations, Times Journal Inc., of the South Fulton Neighbor printed and published at South Fulton in the State of Georgia and that from my own personal knowledge and reference to the files of said publication, the advertisements for: **FN6871 JANUARY 15** was published in the South Fulton Neighbor on the following date(s):

12/25/2024

Ad No.: **454521**

Subscribed and sworn to before me this 25th day of December, 2024

Douglas W. Crow, Vice President of Operations, Times Journal Inc.

K WILLIAMS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22, 2026

Notary Public

Ad text :
FN6871
gpn14
Notice of Public
Hearings
South Fulton, Georgia

A public hearing will be held by the City of South Fultons Planning Commission on Wednesday, January 15, at 6:00 p.m. at City Hall, 5440 Fulton Industrial Boulevard, South Fulton, GA, 30336 on the following:

1.^The City of South Fulton will hold a public hearing for the update of its Comprehensive Development Plan on Wednesday, January 15, 2024, at 6:00 pm at 5440 Fulton Industrial Boulevard. The Georgia Planning Act of 1989 dictates that every local government is required to develop and adopt a long-range comprehensive plan to act as a guide tool for future development. The law also requires local governments to update their comprehensive plan every 5-years. The purpose of this public hearing is to brief the community on the process that will be used to update the City of South Fultons Comprehensive Development Plan.

This briefing will explain opportunities for public participation and input in the development of the plan. The purpose of the public hearing will be to brief the community on the process of updating the Comprehensive Plan, to explain the public participation plan, and to obtain public input regarding the proposed process.
12:25ep

South Fulton Neighbor

136 Pryor Street, Suite CB14
Atlanta, Ga. 30303
470-990-4415

AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA
COUNTY OF FULTON

I, Douglas W. Crow, do solemnly swear that I am the Vice President of Operations, Times Journal Inc., of the South Fulton Neighbor printed and published at South Fulton in the State of Georgia and that from my own personal knowledge and reference to the files of said publication, the advertisements for: **FN7041 SEPTEMBER 16, 2025** was published in the South Fulton Neighbor on the following date(s):

08/27/2025 09/03/2025

Ad No.: **503615**

Subscribed and sworn to before me this 3rd day of September, 2025

Douglas W. Crow, Vice President of Operations, Times Journal Inc.

K WILLIAMS NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22, 2026

Notary Public

Ad text :
FN7041
gpn16
Notice of Public
Hearings
South Fulton, Georgia

A public hearing will be held by the City of South Fulton's Planning Commission on Tuesday, September 16, 2025, at 6:00 p.m. at Welcome All Park, 4255 Will Lee Rd, Atlanta, GA 30349, on the following:

1.^Case U25-011 (Public Hearing): An application by Chankevia Jones-Wilson requesting a Special Use Permit to extend an existing daycares hours of operation to 24 hours in C-1 (Limited Commercial/Old National Highway Overlay) at 5540 Old National Highway, Suite 10A (Parcel ID: 13 009300010281). City Council District: 6.

2.^Case Z25-030 (Public Hearing): An application by Harold Buckley Jr. requesting a rezoning from AG-1 (Agricultural District) to M-1 (Light Industrial District) to construct a warehouse distribution facility on 4.88 acres at 0 Campbell Drive (13 0033 LL0096). City Council District 3.

3.^Case Z25-031/CV25-004 (Public Hearing): An application by Lavarien Grundy Sr. requesting a rezoning from R3 (Single-Family Dwelling District/Sandtown Overlay District) to R-4A (Single-Family Dwelling District/Sandtown Overlay District) to develop three single family residential lots on 1.65 acres at 4865 Campbellton Road (14F0077 LL0558). The applicant also requests a concurrent variance from Section 405.01 (b)(2) to eliminate the 100ft buffer. City Council District: 1.

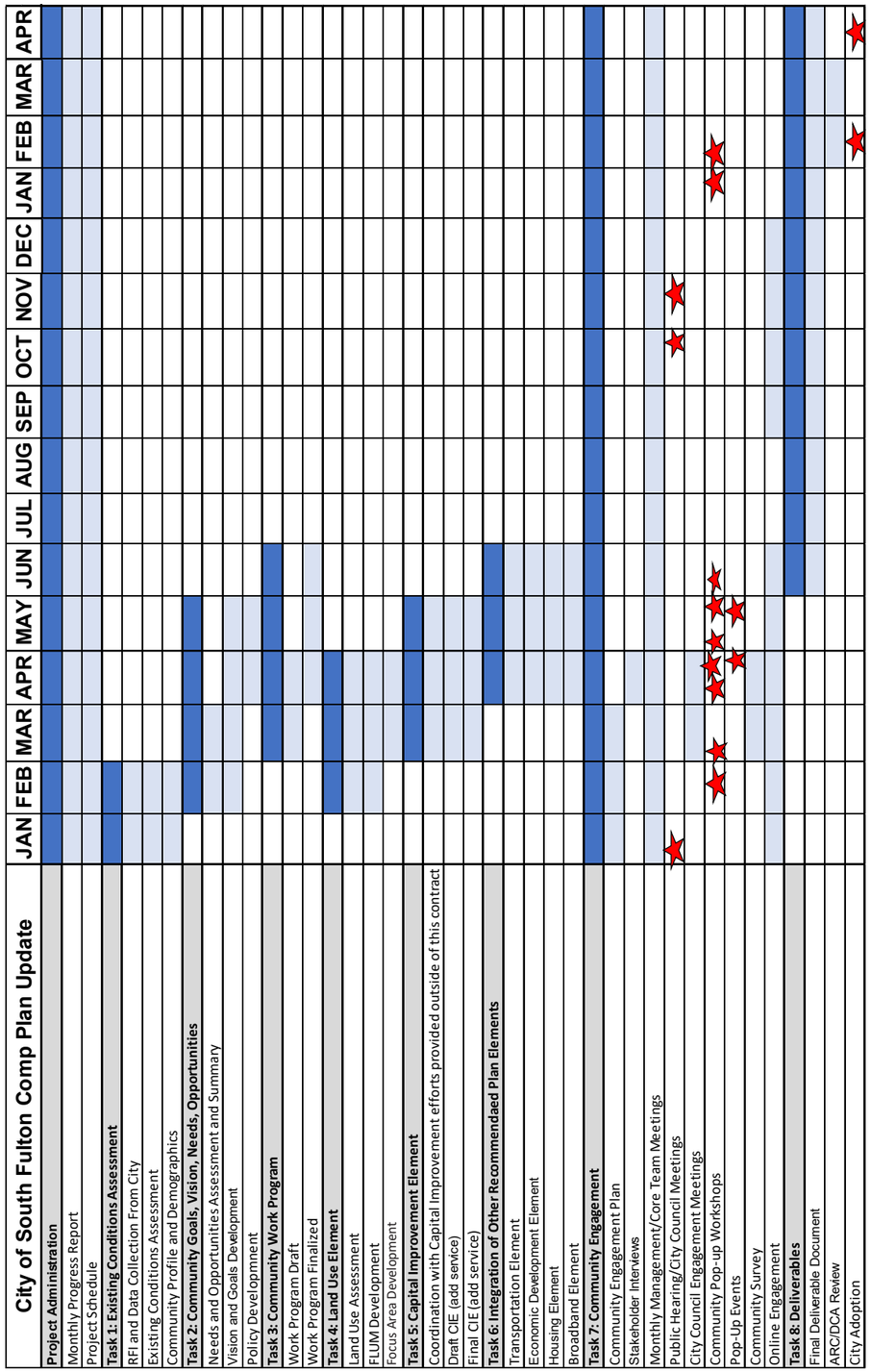
4.^Case TA25-003 (Public Hearing): An ordinance to amend the South Fulton Zoning Ordinance to bring the ordinance in compliance with changes to the Zoning Procedures Law implemented by HB 155 (2025 Georgia Laws Act 128) and for other lawful purposes.

5.^The City of South Fulton will hold a public hearing for the update of its Comprehensive Plan on Tuesday, September 16, 2025, at 6:00 pm at Welcome All Park, 4255 Will Lee Road. The Georgia Planning Act of 1989 dictates that every local government is required to develop and adopt a long-range comprehensive plan to act as a guide tool for future development. The law also requires local governments to update their comprehensive plan every 5 years. The purpose of this public hearing is to inform the community of the status of the update process as well as provide opportunities to comment on the draft Comprehensive Plan document. Representatives will brief the community on the ongoing process for updating the Comprehensive Plan, summarize high-level, major changes from the previous iteration of the Comprehensive Plan, and obtain public input regarding the draft plan document.

The Mayor and City Council of the City of South Fulton will hold a Public Hearing for the same matters above, on October 14, 2025, at 5:00 pm at City Hall, 5440 Fulton Industrial Boulevard, South Fulton, GA, 30336.
8:27,9:3ep

PUBLIC MEETING ANNOUNCEMENTS AND FLIERS

OVERALL SCHEDULE



PUBLIC ENGAGEMENT PLAN

Dates	Event	Prerequisite Deliverables/ Events
January 15, 2025	Planning Commission #1: Project Kickoff	Public Notice NLT 15 days prior
January 28, 2025	Mayor and City Council - Meeting #1: Project Kickoff	Public Notice NLT 15 days prior
February 18, 2025 February 20, 2025	Community engagement Series #1 Public Meetings in District 1 and 6	Existing Conditions Analysis and Market Study
April 1, 2025 April 3, 2025 April 10, 2025	Community engagement Series #2 Public Meetings in District 3, 4 and 4	Vision and Goals, Staekeholder Interviews, Community Surveys
May 20, 2025 May 22, 2025	Community engagement Series #3 Public Meetings in District 2 and 7	Initial Recommendations
September 9, 2025	Draft Report, FLUM, Character Area Map made online for public comments.	
September 16, 2025	Planning Commission #2: Pre Approval	Public Notice NLT 15 days prior
October 14, 2025	Mayor and City Council - Meeting #2: Pre Approval Hearing	Public Notice NLT 15 days prior
January 22, 2026 January 29, 2026 February 2, 2026 February 4, 2026 February 5, 2026	Community engagement Series #4 Public Meetings in District 2, 3, 4, 5 and 6	Comprehensive Plan final Recommendations
February 10, 2026	Council Voting to send to ARC/ DCA for review	
February 24, 2026	Package sent to ARC/ DCA	
	Receive Comments from ARC/ DCA	
	Planning Commission #3: Pre Adoption	Public Notice NLT 15 days prior
	Mayor and City Council - Meeting #3: Adoption Hearing	Public Notice NLT 15 days prior

COMMUNITY MEETINGS

Round #1 – "We're Listening!" A Community Kick Off & Listening Session

- **Purpose** – To officially kick off the project, introduce the project's intent, process and schedule, and collect input on existing conditions. This will also be an opportunity to collect input and feedback on the Comprehensive Plan vision and goals.
- **Format** – Brief presentation followed by an interactive workshop that engages the public and collects input through a series of interactive exercises.
- **Location** – District 1 and District 6

Round #2 - Design Charrette

- **Purpose** – To present existing conditions and results of visioning input; collect input on needs; and identify/sketch out ideas for future development, strategies and improvements.
- **Format** – Interactive charrette with opportunities to strategically engage the public in the planning process.
- **Location** – District 3, District 4, and District 5

Round #3 – Preliminary Recommendations Open House

- **Purpose** – To present the Comprehensive Plan draft concepts; collect feedback on plan elements; and to present an opportunity to remain engaged in the process going forward.
- **Format** – Open House drop-in style meeting that presents the final plan to the public before adoption.
- **Location** – District 2 and District 7

Round #4 – Plan Recommendations Open House

- **Purpose** – To present the Comprehensive Plan concepts, new goals, Community Works Program, Future Land Use Map, Focus Area Map, and land use table.
- **Format** – Presentation and Open House drop-in style meeting that presents the final plan to the public before adoption.
- **Location** – District 2, District 3, District 4, District 5, and District 6

STAKEHOLDER INTERVIEWS

Stakeholder interviews help to further an understanding of the needs that are most important to the community and the opportunities that may exist. Key interviewees may include elected officials, City staff, community leaders, and members of the business and development community. Interviews will be conducted virtually or in person.

POP UP EVENTS

Pop-up events are an excellent way to connect with the community right where they are, at places or events where a significant number of people is expected. The pop-ups could include study information, displays, posters, meeting flyers, and simple surveys. These events could be held at schools, parks, or in conjunction with planned local festivals or community events. Up to two pop-up events will be hosted.

ONLINE ENGAGEMENT

Online engagement provides a convenient way to engage with the public and to share information. This will include an online presence on the City's existing website as well as a stand-alone site with engagement tools like interactive maps and surveys. The website will serve as an online hub for project information and will include information such as the process schedule, outreach event announcements, plan documents, and links to engagement activities.

Social media will play a significant role in communicating to the public about the City of South Fulton Comprehensive Plan update. Timely and strategic content will also be shared via City of South Fulton's established social media channels (Facebook, Instagram, and X) to promote engagement and to maximize outreach to the public.

STEERING COMMITTEE ATTENDANCE

ATTENDANCE				
Name	**Organization**	**2/13/2025**	**3/11/2025**	**5/14/2025**
Greg Bailey	District 5 Plannig Commissioner	x	x	
Dr. Toni Blackshear	District 1 Zoning Board of Appeals	x		
Lamonte Carr	Community Representative	x	x	x
Patrick Ewing	Community Representative	x		
Pamela Harvey	Community Representative	x		
Sarah-Elizabeth Langford	Community Representative		x	
Tia McCoy	Habitat for Humanity		x	x
Mercedes Miller	CoSF Economic Development			x
Karen Norris	Community Representative			
Tarika Peeks	Fulton County Schools			x
Keith Perry	District 2 Planning Commissioner	x	x	
Gil R. Prado	FIB Improvement District	x		x
Alvin Reynolds	Community Representative	x		
Mykah Richards	Community Representative			
Marsha Still	Community Representative	x		
Carmen Davis	City of South Fulton	x	x	x
Reginald McClendon	City of South Fulton	x	x	x
Matthew Williams	City of South Fulton	x	x	x
Randy Gibbs	Sizemore Group	x		
Pulkit Jain	Sizemore Group		x	x
Deanna Murphy	Sizemore Group		x	x
Madison Davis	Sycamore Consulting, Inc.	x	x	x

STEERING COMMITTEE MEETING 1

Thursday, February 13, 2025; 6:30 PM – 8:00 PM @ Virtual (Microsoft Teams)

STEERING COMMITTEE MEETING ATTENDEES

Gregory Bailey, District 5 Planning Commissioner
Toni Blackshear, District 1 Zoning Board of Appeals
Lamonte Carr, Resident
Patrick Ewing, Resident
Pamela Harvey, Resident
Keith Perry, District 2 Planning Commissioner
Gil Prado, Fulton Industrial Boulevard Improvement District
Alvin Reynolds, Resident
Marsha Still, Resident
Carmen Davis, City of South Fulton
Reginald McClendon, City of South Fulton
Matthew Williams, City of South Fulton

Consultant Team:

Jon Tuley, Kimley-Horn
Randy Gibbs, Sizemore Group
Madison Davis, Sycamore Consulting, Inc.

ENGAGEMENT PURPOSE

The purpose of Steering Committee Meeting 1 was to introduce the project's intent, process and schedule, and setting expectations for the steering committee. The team also collected input and feedback on the vision and goals for this planning effort. The project team selected Microsoft Teams as the venue for this meeting. The goal of the engagement activities was to educate and solicit general feedback on the planning process and planned public engagement strategy; to identify existing needs, opportunities, and priorities for addressing them throughout the city; convey initial economic, housing, and transportation related analyses; and to encourage committee members to advertise the first round of public meetings (2/18 and 2/24).

ENGAGEMENT SUMMARY

The meeting consisted of a presentation given by the project team to provide an overview of the comprehensive planning process, as well as discuss preliminary results from the existing conditions analyses. The attendees offered the following comments and suggestions during the meeting:

OVERVIEW NOTES

- Which of the listed elements are required as a part of this process? (A future land use map update, community work program, report of accomplishments from the previous comprehensive plan, and sections addressing land use policy, transportation, housing, economic development, environmental conditions, and broadband access is required by the Georgia Department of Community Affairs
- Does this plan address development pressures from surrounding jurisdictions? (While this plan will not directly address how neighboring cities operate along CoSF's border, the plan will consider potential impacts from their development activity, particularly as it related to future land use. The study team is coordinating with neighboring cities to ensure a robust approach to addressing linked issues.)
- Discussion: What key outcomes would you like to see out of this comprehensive planning effort?
    - The integration of existing plans with implementation and action steps to address existing needs around community safety, population growth, and
    - Strategies, actions, and policies for all represented parties to use in a holistic approach
    - Heightened focus on bike/pedestrian road users
    - Additional support for seniors, particularly in housing

COMMUNITY ENGAGEMENT NOTES

- The study team needs to ensure that residents understand that the comprehensive plan will cover the entire city and is not a district-specific effort.
- How were the dates/locations selected for public meetings? (The study team selected sites in each district that were relatively central and easy to access. At least one meeting will be held in each of the seven city council districts over the duration of the project.)
- Is the project website ready to launch? (No, the site will launch at Public Meeting Series 1.)
- Homeowners' associations and neighborhood organizations will provide valuable "ins" to several segments of the community.

ANALYSES NOTES

- How does CoSF compare to similar metro-area cities in terms of population trends? (CoSF is outpacing its neighbors in terms of growth rate with a slightly older population. In terms of educational attainment and wages, CoSF is leading the charge in the southern metro but trails behind the county as a whole.)
- The study team should look at strategies to increase daytime/working population of residents.
- Is MARTA a part of this planning process? (While MARTA is not directly involved, all of the members of the consultant team have concurrent and/or recent experience working with MARTA on their network redesign/BRT expansion and its potential impact on communities in the southern metro.)
- How are you defining "hard to reach populations"? (Generally, this refers to groups who are unlikely to have accurate data surrounding their size (i.e., LGBTQ+), unlikely to participate in public meetings (e.g., youth and young adults), or may feel disenfranchised/alienated from participating in city governance processes (e.g., recent immigrants, seniors, etc.)

COMMUNITY MEETING SERIES #1

COMMUNITY MEETING SERIES 1

Community Meeting 1 - Tuesday, February 18, 2025; 6:30 PM – 8:00 PM @ Sandtown Park Recreation Center

Community Meeting 2 - Monday, February 24, 2025; 6:30 PM – 8:00 PM @ City of South Fulton Office of Economic Development

PUBLIC MEETING TEAM MEMBERS

Carmen Davis, City of South Fulton

Reginald McClendon, City of South Fulton

Matthew Williams, City of South Fulton

Randy Gibbs, Sizemore Group

Pulkit Jain, Sizemore Group

Madison Davis, Sycamore Consulting, Inc.

ENGAGEMENT PURPOSE

The purpose of the Public Meeting Series 1 was to introduce the project's intent, process and schedule, and collect input on existing conditions. The team also collected input and feedback on the Comprehensive Plan vision and goals and presented the prior plan's goals to the public. The project team selected the Sandtown Park Recreation Center location for the first meeting of this series and the CoSF Office of Economic Development for the second meeting. These locations were selected with the intention of making the first series accessible to a larger number of residents by rotating public engagement opportunities around the different districts of the City of South Fulton. The Sandtown Park Recreation Center location is in District 1 and the CoSF Office of Economic Development is located in District 6. The goal of the engagement activities was to educate and solicit general feedback on the different comprehensive plan elements; to ask what opportunities and challenges the community would like to prioritize; and to direct the public to engage with the interactive project website.

OVERALL ATTENDANCE

A total of 77 people signed into these meetings. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations.

ATTENDANCE	
2/18/2025	2/24/2025
Sojourner Marable Grimmett	Mercedes Miller
Michelle Macauley	Violet Crawford
Catherine Davis	Jill Lindsey
Stephanie Hudson	Lila Polite
Rozilan Lewis	Michael Venable
Toni Blackshear	Mary Benjamin Freeman
James Reese	Marsha Still
Lydia Bagley	Glenda Collins
Emma Fontain	Kim King
Marques Mach	Jane Williams
Shaun Weddaburn	Karen Norris
Sky Hutchins	Mary Norris
Lena Beal	Mary Copeland
Melinda Blitch	Reshard Snellings
D Marquette	Phyllis Miller
Mabel Martin	Clyde King
Storm Mitchell	Cobie Brown
Karen Patten	Don Winbush
Kathryn Earley	Tonita Bailey
Colton Delagle	Ellen Miller Miepp
K King	Alvin Reynolds
Sonya Winborne	Greg Bailey
Madeline Cobb	Reginald Shelton
Doug Crawford	D Cog
Sarah Haynes	Roy Moore
LaJoyce Lewis	V Davis
Terry Bushell	A Ferguson
Evan Parker	Joe Crooms
Marcus Carter	Malika Ingram
Eric Haydn	Gloria Powell
Michael Dunn	Trune Jefferson
Leonie Wedderburn	Pamela Harvey
Medgar Austin	Tia McCoy
Alma Hill	Anthony Davis
Lisa Richardson	Marche Randle
Marcus Davis	Tameka Clark
Stacy Williams	Sky Hutchins
Roland Stephens	Jerell Shecarn
Tia McCoy	

ENGAGEMENT SUMMARY

The series consisted of a presentation given by the project team to discuss the comprehensive planning process and purpose of the plan update along with a brief overview of the previous plan's goals, as well as eight activity boards on easels and a table with flyers advertising the project website and stickers for the engagement activities. For the activity boards, each participant was given sticky notes and directed to write down different issues and opportunities he/she/they support and want prioritized within the following five goal categories displayed on the presentation board:

- **Economic Development:** What are the current conditions of economic well-being and prosperity (i.e. workforce development, business attraction, educational services, etc.)? What are the Issues? What are the Opportunities? What is not captured by the goals of the previous plan (listed below)?
- **Housing:** What are the current conditions and quality of housing (i.e. renter vs owner-occupied balance, housing type diversity and distribution, etc.)? What are the Issues? What are the Opportunities? What is not captured by the goals of the previous plan (listed below)?
- **Land Use:** How can South Fulton's land use strategies be improved to strengthen its unique identity by addressing current opportunities, leveraging opportunities, and filling gaps in the previous plan's goals? Share you thoughts on a sticky note and place it below.
- **Natural Resources:** How would you assess the current conditions and quality of South Fulton's natural resources, such as parks, trails, and wetlands? What are the key needs and opportunities for improvement? Are there any gaps in the previous plan's goals that should be addressed?
- **Transportation System:** What are the current conditions of transportation (i.e. transit accessibility, walkability and pedestrian safety, connectivity, etc.) and Broadband? What are the Issues? What are the Opportunities? What is not captured by the goals of the previous plan (listed below)?

For activity #2, participants were given sticky notes and asked to indicate locations on an existing future land use map where they would like to see more development. Participants placed their notes on the designated locations on the study area map provided on the presentation board and wrote down their priorities.

For activity #3, participants were given sticky notes and asked to provide their thoughts on the overall focus and goals of the Comprehensive Plan Update. Participants wrote down their responses to the following prompts:

- Who is City of South Fulton?
- Who do we want to be?

For activity #4, participants were given sticky notes and asked to provide their thoughts on the stated vision of the Comprehensive Plan Update. Participants wrote down their responses to the following prompt:

- What is your vision for the City of South Fulton? What is not captured by the previous vision statement (below)?

GENERAL FEEDBACK/NOTES

- Participants want more emphasis placed on health, community wellness, and other related concerns within the plan
- Participants wanted better equipment to present project materials and additional printed copies of materials for those who would like them
- Participants raised concerns about the selection of the steering committee and sought more transparency about how public input will be incorporated into the plan

BOARD RESPONSE THEMES

Activity #1: Elements Issues and Opportunities

Economic Development (34 comments)

- Supportive of neighborhood retail excluding certain uses
  - Liquor/CBD stores, dollar stores, fast food restaurants
- Supportive of additional/enhanced retail and dining options
- Supportive of improved educational facilities and outcomes
- Supportive of mixed-use developments for retail expansion
- Against warehousing and industrial developments

Housing (29 comments)

- Supportive of diverse range of housing suitable for all age groups
  - Seniors/retirees; young families; potential homeowners/buyers
- Supportive of mixed-use developments for higher densities
- Against investor ownership of rental properties
- Against "cookie-cutter" subdivision development

Land Use (23 comments)

- Supportive of new land use categories that support diverse housing typologies
  - ADUs; Tiny houses
- Against warehousing and industrial development, especially next to industrial
- Against arbitrary land use designations
  - Incompatible adjacencies; unclear zoning determinations

Natural Resources (23 comments)

- Supportive of new/improved park spaces, amenities, and recreational facilities
  - Sandtown Park/Recreation Center; Aerotropolis Park
- Supportive of improved park accessibility and sidewalk/trail connectivity
  - Wolf Creek Trail

Transportation System (15 comments)

- Supportive of road configurations to accommodate traffic patterns
  - Camp Creek Pkwy & Campbellton Rd; Butner Rd; Thornton Rd
- Supportive of additional sidewalk connectivity across city
- Mixed support for MARTA expansion
  - Supportive of rail/bus service expansion along major corridors and into industrial areas
  - Against bus service expansion into smaller neighborhoods

Activity #2: Future Development Map (18 comments)

- Supportive of new comprehensive healthcare/medical facilities
- Supportive of neighborhood retail and mixed-use development
  - Enon Rd & Camp Creek Pkwy; Districts 1, 2, & 4
- Against rezoning/variances, especially for warehouses
  - Roosevelt Hwy; District 5
- Concerned about loss of greenspace and sprawl

Activity #3: Who is City of South Fulton? Who do we want to be? (24 comments)

- Supportive of holistic community wellness
  - Medical facilities, healthy food options, safe neighborhoods
- Supportive of improved processes within government
- Supportive of attracting new residents, particularly younger adults
- Supportive of affordability in housing
- Optimistic about city's potential growth

Activity #4: What is your vision for the City of South Fulton? (24 comments)

- Supportive of new comprehensive healthcare/medical facilities
- Supportive of expanded recreational opportunities
  - Diverse array of new dining options
  - Public green spaces and trails
  - Attractive mixed-use developments
- Supportive of locally owned businesses
- Supportive of improved processes within government

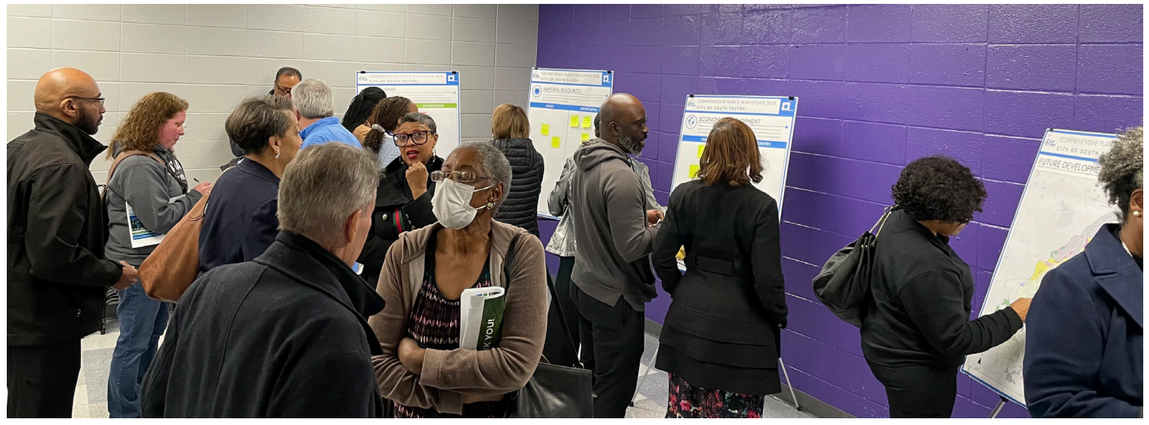
BOARD RESPONSES (Alphanumeric order)

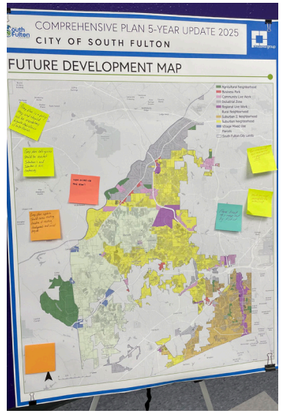
- $ for owner occupied rehab
- 4025 Roosevelt zoning should not be rezone with a variance to accommodate the construction of a warehouse
- 55 and over communities to promote a natural transition of downsizing and aging in place
- A balance of measured growth but keeping lots of wild life
- A city that has healthcare options. Need hospital, a very nice health/wellness center
- A city that is not owned by developers
- A city that values and provides clear info to residents on a regular basis
- A city where all can have safe, decent, affordable/attainable housing in communities where they can thrive
- A city where staff listens respectfully to resident concerns
- A community/city that respects blue zoneliving w/side walks, parks, bike and walking trails, quality sit-down restaurants
- A comp plan that supports SoFu's want to be a city on the rise vs a city of cheap development and destructive commercial
- A departmental leader (for planning andzonning) willing to answer citizens' questions. The incumbent is not engaging.
- A development or re-development process that is clear - so citizens can understand and follow.
- A mixed use community similar to Trilith in Fayetteville, GA
- A model city that promotes small business development within neighborhoods
- A model city that provides quality education, housing, careers, food and entertainment, and healthcare to attract a diverse population of people.
- A planning dept that connects with residents as much as they connect with developers
- A planning director that cares about the community
- Affordable housing for young people
- Affordable low cost housing for seniors
- Allow zoning for tiny homes 500-600 sq ft
- Allow zoning for tiny homes 500-700 sq ft
- As far as I know, there are very little nature areas/parks for residents
- Attracting more outdoor projects for seniors, walking clubs, etc, chess food!!
- Balance major chains with local ownership businesses
- Balance of multifam+ residential. Iversity of housing types for buyet etc. mare single family vs townhown (issue w/long-term value)
- Balance: differentiation of land use, more land dedicated to family use/services (vs warouses) G sports and recreational complex or studios (karate, pilates, etc.)
- Based on demand, we need more ranch/cottage comes so more owners can age in place
- Be mindful of traffic and crowding of schools
- Bethsaida Road areas with natural creesk and streams had to be developed…
- Broadband is minimal. Cell phone service is consistently low or offline
- Buffer the current warehouse areas with businesses to increase city revenue
- Build around natural features - lakes, rivers, trails
- Business incubators
- Butner Rd is too narrow and no turn lane onto Camp Creek
- Can we expand economic development along the major intersections? Palmetto Cascade, South Fulton Pkwy, Hwy 92
- City arbitrarily assigns usage to area regardless of plan
- City leaders who embody the knowledge, skills, and competencies required to build, grow, and lead and innovation area
- City park like Piedmont or Westside park
- City segregated by income, real estate types, commercial types. Concern for green space
- Comp plan categories should be revisited. Suburban I and Suburban II are confusing
- Comp plan is a policy map and should not be mandatory. A guide that allows it to be flexible
- Comp plan update should review existing densities of existing developments and zoned projects
- Connect sidewalks to warehouses
- Continue to focus on commercial, retail, and greenspaces for residents to have a reason to enjoy recreation within the city
- CoSF are the citizens
- Council must follow zoning regulations and citizen desires
- Coworking spaces
- Create more diverse housing. Make the city more young people friendly. A place they can live, work, and play
- Create parks, walking paths to link districts together like the Beltline

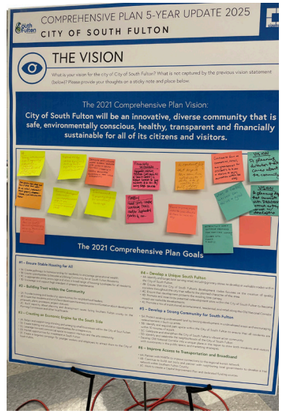
- Create policies and ordinance that support proper usages of AUDs/short term rentals
- Currently too much shoddy development, too many storage facilities, gas stations, auto stores, and fast food
- Deliberately avoiding move-up housing. Discouraging professional residents
- Deny rental subdivision, reduce investment rentals
- Diverse housing typologies and tenures. Renters are needed too, especially if we want to attract young people
- Diversity -- are we (CoSF) promoting/encouraging/pursuing Black owned businesses?
- Do not rezone any properties in District 5 to build warehouses
- Don't throw townhouses in with older neighborhoods. Apartments and town houses should be along major routes
- Economic development $ for small biz starts ups and other mom + pops, $ to help purchase commercial buildings
- Economic development dollars for mom + pop businesses and staturps, money for commercial rehab
- Enforcement of property standards for commerical buildings
- Enon area should still have some neighborhood level retail
- Environmental issues should be the focus points to all other factors
- Expand to fully utilize (and program) existing trails and gathering spaces - Wolf Creek area
- Explore long term opportunity for MARTA train development
- Extend marta light rail to old nation D7 + D4
- Family sit down restaturants on old national
- Far too many renters
- Financially sustainable: upgrade existing facilities (Welcome All + Tennis Center) and expand services to keep residents $ in the city using our services
- Focus of health and wellness for all age groups: whole foods, trader joes, fresh market, medical facilities
- Focus on design for new construction. Ugly, cheap looking projects are a problem. Design standard, preapproved designs for expected permits
- Focus on green space and areas that maintain and promote environmental health standards
- Focus on young people, make the area attractive for them to live, work, & play
- Greenspace is being taken up by warehouses
- Have transportation on Fulton industrial to come up to Camp Creek
- Healthy: need sports complex, walking trails, and/or expanded parks & rec
- Hospital
- Housing, restaurants, shopping, grocery stores
- I am disappointed that we are allowing an Autozone in the publix shopping center @ campellton rd and Camp Creek. Will the city ensure that customers are no "fixing their cares" in the parking lot of the Autozone?
- Improve parks
- Income tiered senior housing with available supportive services
- Increase transportation in major industrial areas
- Increase walkability throughout City of South Fulton
- Innovation hubs for technology and financial start ups
- Keep SoFu safe -- Keep crime down. Need more Pis
- Land use needs to include overlays for particular areas so as not to have rural and agricultural on business area
- Land use that aligns with the original and current … urban, suburban, and rural. Just say no to cheap housing, data centers and warehouses
- Large disruptive industrial development taking place adjacent to residential
- Level 1 trauma center w/comprehensive healthcare
- Limit apartment community near sub division. Wider roads for better flow of traffic b/c of all the new evelopments
- Limit buses in communities which currently oppose them
- Limit buses in small communities
- Limit homes and apartments + traffic
- Limit investor buyout in new development
- Limit wall street investor owned properties to protect neighborood interests
- Live, work, play areas to include greenspace
- Make use of the undeveloped land with retail space. The city is lacking
- Mark the major thorough fares on the map
- Mixed use and retail development
- Mixed use development, mixed use development, mixed use development
- Mixed use, sit down restaurants, no hair, chicken, fast food
- Moratorium needs to be put on dollar stores, beauty supplies, liquor stores, CBD stores
- More dine in restaurants, more grocery stores (aldis, sprouts)
- More entertainment options but safe, NOT on Old National
- More healthcare/hospitals
- More K-High schools, build something like the Beltline
- More live work developments in District 1, 2, 4
- More mini parks, trails, bike paths, dog parks
- More mix use, small commercial, commercial (balance ont axes with residential and commercial)
- More mixed use and retail
- More opportunities for jobs for people in the community. Live, work, and play
- More options than what East Point and College Park offer as retail, restaurants, chain grocery stores. (No more chickfila, publix)
- More parks and recreation in all districts
- More shopping options that differ from the normal, another high school/middle school
- More tech jobs in City of South Fulton
- More trails for hiking that connects the entire city
- More walkable sidewalks

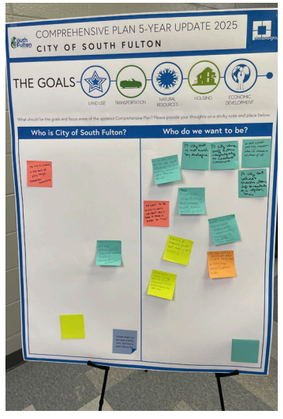
- Need commercial to pay taxes
- Need housing that enhances existing neighborhoods vs projects that damage property value
- Need more greenspace in District 7
- Need more ranch style homes
- Need more unafforadable housing in this area. Better commercial development
- Need subsidized housing for low income residents instead of subsidizing truck companies who…
- Need to attract upscale, chain restaurants to District 1 and 2
- Neighborhood level retail/commercial that is walkable to communitie, mixed use- residential and ground commercial
- New age redlining: smaller, less expensive homes only on the south end of the city
- No control of sprawl
- No mass tree destruction, maintain green space, 3 mies from warehouses should have sidewalks
- No parks and walking trails, no areas for urban farming
- No to stack all/major fundamental issues in one area -- housing, transportation, or land use
- No variances
- Not enough financial institutions, health services facilities, sit-down restaurants
- Not enough park accessibility
- Not enough people that work in the fulton industrial area live in the area to generate community dollars
- Not enough sidewalks. Too many apartments and cheap housing!!
- Only concentrate on nautral resources in certain areas of the city
- Only focusing on hourly wage job opportunities
- Parks that have cabans, walking trails
- Planning dept allows developers to offer sub-standard projects
- Planning director that respects residents vs being condescending and non-responsive
- Plants and warehouses are encroaching on the landscape of this famil-oriented community! Keep S. Fulton family friendly!
- Please break this map our by district
- Please no more chicken, pizza, fried food restaurants
- Programs to teach residents to become more independent regarding their finances
- Promote and include more small businesses within South fulton/create a small business foundation for local residents
- Renters (property owners) be held accountable for up keep of property (yard, etc.)
- Require planning and zoning staff to contact … quarterly that explain how their process works
- Requirements that developers not meeting reqs that work for the neighborhood. Today, the developers do a they please. It is sad.
- Residents feel unheard when sharing feedback on existing zoning/land use
- Sandtown Park is a disgrace for this community! No swimming pool, insufficient lights around the community center…a real danger! No lights to fields!
- Sidewalks ADA approved
- Sidewalks and lighting especially where MARTA is
- Sidewalks are being put on streets where residents don't walk! I need sidewalks on Vanders Rd
- Sidewalks needed in older major artery
- Sidewalks, street scaping, lighting, trails, dog parks, Programming around existing trails (Wolf Creek, Aerotropolis parks), events, 5ks, festivals around Park spaces
- Smart development -whole foods, traders joes, health food stores
- South Fulton is a diamond in the rough -- keep her clean and beautiful
- Strong entertainment district, especially restaurants. Walkability, neighborhood retail nodes. Parks! Sidewalks! Trails!
- Sustainability dollars to fund energy efficiency upgrades for residential and commercial
- Sustainability, green space
- The city is currently a big ball of play-dough. Tremendous opportunity
- The issues are having large-scale industrial developments taking land that would be prime for residential QOL improvements
- This area and City of South Fulton don't need more warehouses! Other areas of the county should have to deal with the traffic and pollution!
- To make sure we keep natural resources natural! Not develop over them.
- Too many
- Too many cheap townhomes that are cookie-cutter. More single family detached, and live, work, play
- Too many dollar stores, liquor stores, lottery places
- Too many liquor stores, warehouses, industrial park businesses
- Too many subdivisions (cheaply built), no apartments!
- Traffic # @ Camp Creek Parkway and Campbellton Road
- Traffic calming plans specifically for Old National
- Trail behind Wolf Creek library needs to be maintained. Collaborate with Fulton County
- Walkable connectivity between neighborhoods
- Walking trails and parks
- We are a phenomenal city with awesome location. Striving for excellence
- We cannot become a great city with warehouses that will affect our health in a negative way. Having health residents is vital to prosperity.
- We need a regional healthcare complex w/an emergency trauma center serving all of Southern fulton and geriatric med.
- We need more bike and walking trails
- We need to take advantage of the Enon Rd & Camp Creek Parkway area for a city center area given the mix of highways that connect the area
- We want to be a city which residents don't have to leave in order to "live"
- We want to provide great living & education where life continues in all phases of life
- Where all families, citizens can thrive and grow
- Wider roads, more walk ways, more fiber internet options especially in district 4
- Wolf Creek trail to nowhere, scary and unwelcoming, how can we open it up?

PHOTOS FROM COMMUNITY MEETING #1

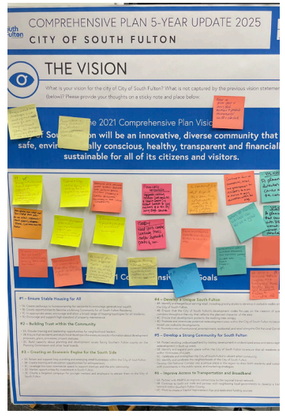








PHOTOS FROM COMMUNITY MEETING #2



STEERING COMMITTEE MEETING 2

Tuesday, March 11, 2025; 6:30 PM – 8:00 PM @ City Hall

TECHINCAL STEERING COMMITTEE MEETING ATTENDEES

Carmen Davis, City of South Fulton
Reginald McClendon, City of South Fulton
Matthew Williams, City of South Fulton
Gregory Bailey, City of South Fulton Planning Commission
Lamonte Carr, Resident
Sarah-Elizabeth Langford, Development Authority of South Fulton
Tia McCoy, Atlanta Habitat for Humanity
Keith Perry, City of South Fulton Planning Commission

Consultant Team:

Deanna Murphy, Sizemore Group
Pulkit Jain, Sizemore Group
Madison Davis, Sycamore Consulting, Inc.

ENGAGEMENT PURPOSE

The purpose of the Steering Committee 2 was reviewing the project's intent, process and schedule, and gaining input on future land use changes and development nodes. The team also collected input and feedback on the newly drafted Comprehensive Plan vision, goals, and elements. The project team selected City Hall's Planning Commission Meeting room for this meeting. The goal of the engagement activities was to educate and solicit general feedback on the future land use map; to confirm opportunities and challenges within the community that should be prioritized for the community work program; and to summarize engagement input gathered from the public online and in-person.

ENGAGEMENT SUMMARY

The meeting consisted of a presentation given by the project team to provide an overview of the comprehensive planning process, as well as to discuss the results of community engagement thus far and brainstorm new vision and goals. The team also invited attendees to review a future land use map of the city, divided by district, and provide feedback on new land uses, streetscape and transportation, and potential development nodes. The attendees offered the following comments and suggestions during the meeting:

GENERAL NOTES

- Team will need to identify more landmarks on the maps at the public meeting to help orient attendees
- Will zoning be modified to address warehousing and residential adjacencies? (The plan does not directly address zoning but the new future land use map will better align with recent rezonings and aligned with resident's priorities.)
    - Team should consider adjacencies to warehouses/pollution-emitting sources

ELEMENT AND VISION NOTES

Health/Wellness Feedback

- Desire for greater emphasis on health outcomes and community well-being
    - Team is adding a health element that focuses on physical/mental wellness and environmental sustainability
        - » Additional emphasis should be placed on how healthcare access and access to the outdoors via parks, trails, etc. impact local health outcomes
    - Interest in a biking/walking trail that connects all of the districts in the city

Economic Development Feedback

- Data centers typically seen as predatory in their placement (i.e. negative externalities localized to Black-majority neighborhoods)
    - Team can explain how communities have leveraged data centers for their benefit
        - » Adding infrastructure improvements

Community Communication/Coordination Feedback

- Team can explore ways to improve intracommunal coordination and engagement with governance
    - Interest in exploring an NPU-like system but recognize that it could be an impediment due to resident's distrust of developers
    - System would need strict guidance from city in order to actually help residents voice their concerns to developers and get concessions from them
- A more streamlined, uniform permitting process may be necessary to help developers

FLUM SECTION

- Park maintenance needed at Burdett Park and added lighting during the evening around the community center
- Traffic calming is desired along Old National Highway to address speeding issues
- Chattahoochee access in Districts 1 or 2
- City hall/town center opportunities near Camp Creek/Enon Rd and Wolf Creek area

COMMUNITY MEETING SERIES #2

COMMUNITY MEETING SERIES 2

Community Meeting 3 - Monday, March 31, 2025; 6:30 PM – 8:00 PM @ Welcome All Park

Community Meeting 4 - Thursday, April 3, 2025; 6:30 PM – 8:00 PM @ Elegant Occasions Event Center

Community Meeting 4 - Thursday, April 10, 2025; 6:30 PM – 8:00 PM @ Burdett Park

PUBLIC MEETING TEAM MEMBERS

Carmen Davis, City of South Fulton

Reginald McClendon, City of South Fulton

Matthew Williams, City of South Fulton

Pulkit Jain, Sizemore Group

Deanna Murphy, Sizemore Group

Madison Davis, Sycamore Consulting, Inc.

Jen Price, Sycamore Consulting, Inc.

ENGAGEMENT PURPOSE

The purpose of the Public Meeting Series 2 was to get more detailed input from the community on areas of challenge and opportunity in regard to land uses, amenities, and transportation. The project team selected Welcome All Park for the first meeting of this series, Elegant Occasions Event Center for the second meeting, and Burdett Park for the third meeting. The locations were selected with the intention of making the second series accessible to a larger number of residents by rotating public engagement opportunities around the different districts of the City of South Fulton. The goal of the engagement activities was to solicit general feedback and identify potential future land use changes; discuss opportunities and challenges the community would like to prioritize; and direct the public to engage with the interactive project website.

OVERALL ATTENDANCE

A total of 75 people signed into these meetings. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations.

ENGAGEMENT SUMMARY

The series consisted of a presentation given by the project team to discuss the comprehensive planning process and purpose of the plan update along with a brief overview of the new vision statement, elements, and goals, as well as a future land use map (FLUM) split into nine boards, and a table with flyers advertising the project website and stickers for the engagement activities. For the activity boards, each participant was given sticky notes and directed to write down different issues and opportunities they support and want prioritized through the future land use map. Participants were asked to place dot stickers on the map to identify locations for improvements within the following five categories:

- Development Opportunities: Where do you see potential for new development and what would you like to see there? Where are new destinations and hubs? Let us know with this pin.
- Preservation & Conservation: Where do you have concerns about current/future development? What areas should be reserved for nature or current uses? Tell us with this category.
- Parks & Recreation: Where would you like to see more parks and/or recreational greenspace? What natural amenities are here? Use this category to identify new greenspaces.
- Pedestrian & Bicycle Improvements: What roads need bike lanes? Are the sidewalks inadequate or

ATTENDANCE		
3/31/2025	4/3/2025	4/10/2025
Violet Crawford	Jason Warner	Ray Wilson
Ratido Further	Clyde King	Beverly Chandler
Ronda Echols	Harry J. Bowdens	Jack Chandler
Kim Poole	Zahra Warner	Forrest Marbutt
Jaceey Sebastian	Patrick Muhammad	Michael Venable
Tonita Bailey	Tara Ann Gill	Imani Lewis
Clyde King	Ken Austin	Kimberly King
Judine B Heard	Beverly Odonnell	Alvin Reynolds
Glen A Collins	Sonya Winborne	Andrea R. Glaze
Caletha Henry	Storm Mitchell	Tausha Saxton
Rebecca Clerk	Harold Reid	Areba Dowell
Kedra Phillips-Flippin	Bobby Stephens	Stacy Blakley
Richard Case	Kenda Crenshaw	Liza Glaze
Pamela Harvey	Michael Schaepe	Kim Hutchens
Charmaine Jackson	Renee T Burwell	
Dama Stephenson	Rodney Hedley	
Trevor Thornton	Sonjuia Robinso	
Steve Berry	Barbara Mostella-Oliver	
Courtney Jones	Hattie Caufey	
Melinda Blitch	Gloria Powell	
Deborah Sanders	Wayne Bullock	
Sonya Winborne	Dederick Lindsey	
Jerome Sander	James Reese	
Curtis Drake Sr	Trone Jefferson	
	Jennifer Jackson	
	Forrest Marbutt	
	Wendy O'Donnell	
	Michelle Macauley	
	Ray Wilson	
	Beverly Chandler	
	Brian O'Donnell	
	Bo Hickman	
	Mel Keyta	
	Toni Thornton	
	Violet Crawford	
	Tyese Lawyer	
	Imani Lewis	

missing? Tell us what makes getting around difficult here on foot/while biking.

- Street Improvements: Where is the road is too wide/narrow? Where does the lack of street lighting make things difficult to see? Tell us your streetscaping and road issues.

A digital version of this exercise was made available for the community until April 30, 2025. A total of 90 comments and 275 dot recommendations were received across these formats.

GENERAL FEEDBACK/NOTES

- Participants want more effort placed into advertising public engagement opportunities and less emphasis placed on digital input tools
- Participants wanted better equipment to present project materials and additional printed copies of materials for those who would like them
- Participants raised concerns about the selection of the steering committee and sought more transparency about how public input will be incorporated into the plan

BOARD RESPONSE THEMES

District 1 (5 comments; 21 dots)

- Concerns for streetscaping, landscaping, and general environmental maintenance
- Desire for warehouse redevelopment and new restaurants

District 2 (9 comments; 45 dots)

- Desire for improved transportation network capacity across all modes
- Support for mixed use development near Chattahoochee

District 3 (15 comments; 24 dots)

- Support for additional sidewalks along major corridors (Old Fairburn Road, Thornton Road, Camp Creek Parkway)
- Support for more residential and mixed-use development
- Desire for improved transportation network capacity across all modes

District 4 (29 comments; 110 dots)

- Desire for increased walkability along major corridors and throughout natural/scenic areas
- Support for retaining rural quality (i.e. large lot sizes, tree canopy, etc.)
- Support for preserving landscape as environmental hazard buffer
- Support for strategic housing/commercial density

District 5 (14 comments; 25 dots)

- Against additional warehouses and similar industrial
- Desire for better park and playground facilities
- Support for additional bicycle/pedestrian infrastructure

Dot Recommendations by District x Type (In-Person)								
	District 1	**District 2**	**District 3**	**District 4**	**District 5**	**District 6**	**District 7**	**Total**
Development Opportunities	10	9	7	12	12	3	6	59
Preservation & Conservation	1	7	0	54	3	2	5	72
Parks & Recreation	2	12	5	2	3	4	3	31
Pedestrian/Bike Improvements	5	4	6	19	5	6	4	49
Street Improvements	3	13	6	23	2	7	10	64
Total	21	45	24	110	25	22	28	275
Online Map Responses by District x Type								
	District 1	**District 2**	**District 3**	**District 4**	**District 5**	**District 6**	**District 7**	**Total**
Development Opportunities	0	1	2	3	0	0	1	7
Preservation & Conservation	0	0	0	5	0	0	1	6
Parks & Recreation	0	1	1	2	0	0	0	4
Pedestrian/Bike Improvements	0	1	1	2	0	0	0	4
Street Improvements	0	4	2	2	0	0	0	8
Total	0	7	6	14	0	0	2	29
In-Person Map Responses by District								
	District 1	**District 2**	**District 3**	**District 4**	**District 5**	**District 6**	**District 7**	**Total**
Count	5	2	9	15	14	9	7	61

District 6 (9 comments; 22 dots)

- Support for solidifying Old National's status as an entertainment and retail district
- Desire for better park and playground facilities
- Desire for healthier dining options

District 7 (9 comments; 28 dots)

- Support for housing diversity and density
- Support for additional commercial and mixed-use development

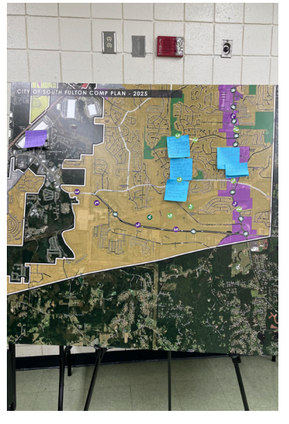
BOARD RESPONSES (Alphanumeric order)

- Add 400 ft of sidewalk on Merk Rd to connect existing sidewalk so that walkers and runners will not have to walk/run in the street for 400 ft.
- Add a grocery store and a restaurant and coffee shop
- Agriculture @ hall & jones road
- Agriculture overlay extension rivertown and south
- Alternating to S.F sprawl or economic return on land
- Better lighting needs to be installed on Merk Rd from Aldredge Rd to Miles Rd.
- Better playground at Welcome All Park
- Bike lanes on Roosevelt
- Blind hill: cars approaching too fast over hill can't be seen until last few seconds as driver tries to turn left from Old Fairburn onto Union Rd causing accident or near accidents.
- Burdett Park need to be upgraded to multi-purpose field
- Butner, Stonewall mixed use development
- Cedar grove Ag overlay (review TDRs similar to Chatt Hills)
- Complete construction of Creel Park Gym, Classroom, athletic field, track
- conserve
- Creel Park, safer playground equipment (upgrade)
- E. Stubbs Rd residential development
- Education hub, GED college Welcome All
- "enough space for large devolvement ,
- with shopping and dining... as well as high end apartments and lofts"
- Exclusive housing between Welcomme all to Old Fairburn
- Expansion and improvements needed at Cliftondale Park.
- Flowering pear trees on Roosevelt and maintain landscaping
- Forested area approved to be cut for warehouse, do not want that
- good development spot
- good spot for mixed use project. with shopping and dining
- Greenspace and trails in CSX row

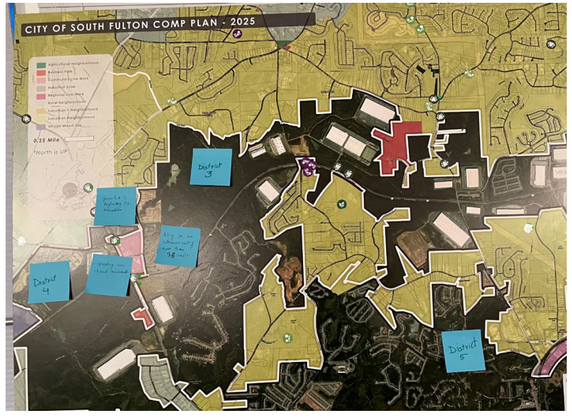
- Healthier options & new building
- Housing + development
- huge park, for example like Piedmont park in Atlanta, community gathering with amphitheater .
- Hwy 92 and S Fulton Pkwy need more lighting for night
- Improved park area walking bike/trail? Wolf creek library
- Jones Rd and Hwy 92 intersection
- Jones road, slow traffic
- Keep old national as major business district
- Keep residential as is
- Keep this residential, not industrial
- Leave everything in the southwest corner (Ono, Hobgood, Wilkerson Mill, Rivertown, Short) as AG-1 if it is already. No rezoning to anything new. If there is to be any new housing, then make it a minimum of 1 acre lots.
- Leave SW corner as rural/agricultural as possible, no rezoning of AG 1 to anything else. If a new neighborhood is allowed, make them min. 1 acre lots
- Live, work, play
- Maintain AG1 in this area to preserve the greenspace and agricultural history for the enjoyment of current and future residence.
- Maintain landscaping and flowers
- mixed use
- More development along Jonesboro Rd, yes commercial/retail, yes multi-family, no warehouses or industrial
- More housing here, more diversity in housing types
- More trails in parks and on corridors
- Move up housing
- Need more street lights on Derrick Rd
- Need side walks to avoid being hit by cars when walking/running or riding bike
- Need sidewalks on this street
- No warehouses
- No warehouses
- Old Nat fam friendly development, refurbish, better dining
- Old National keep as retail district
- Old x-mas tree farm, 800 units mixed use
- Place the city center to be visible for marketing, recycle/trash pickup
- Planted flowers in containers in major...
- Please leave everything on Ono Rd, Wilkerson Mill, Hobgood, etc. as AG-1, and do not allow anything to be re-zoned to CUP or anything else that does not preserve our rural and agricultural area. If any new neighborhoods are allowed, make them 1 acre minimums.
- Policy for two apartment exists if more than 75 units
- Preservation, recreation
- "Preserve the residential
- , no more development"
- Quality restaurants, destination spots
- Reconsider existing business park. Possible residential with landscape buffers, sound walls
- Restaurants of quality, mom and pop shops and good food
- "Save the trees -the loraxe
- Could we leave all of this area that is already AG-1 the same without rezoning? If there are new neighborhoods, only allow 1-acre lots."
- Sidewalk needed from Camp Creek Pkwy. to Union Rd. Pedestrians must walk in weeds getting to bus stop at Camp Creek Pkwy and Old Fairburn Rd.
- Sidewalks developed along warehouse corridor
- Sidewalks needed on Old Fairburn Rd between Union Rd and Camp Creek Pwky for pedestrians walking to bus stop on Camp creek
- Sidewalks on ... between Welcome All and Thornton Road
- Smooth out hill on union rd right before the top of old fairburn rd before ...traffic circle
- Speed issues, need medians
- still waiting on roundabout, been waiting for years..
- Stop putting warehouses in Feldwood area, and no more gas stations
- Street improvement (OLD NATIONAL)
- Street improvement cascade Road
- Street infrastructure to accommodate more traffic for Butner Rd and Camp Creek
- The Fulton County shooting practice facility needs to be moved! Too many residents have moved in and is a nuisance and uncotrollable noise disturbance.
- The speed limit nees to be lowered and street improvement and sidewalk extension is needed to promote a healthy lifestyle from walking/jogging or biking to the community shopping center and park.
- This 3.71 acres along with the 15+ acres on the South side of Harris Rd and the large planned mixed use project to the South are a golden opportunity in Urban and mixed-use Planning. An extensive trail system should follow the creek from The Renaissance development to Whitewater Creek. Then, follow Whitewater Creek North and South, eventually connecting back to the Chattahoochee River trail.
- This area around the pump station and Bear Creek stays wet and fields adjacent the creek at Ono Rd often flood when the creek overflows after torrential rains. Further development will cause more serious issues.
- "This area was once a church camp. There are still some buildings still sturdily standing.
- Repurpose this area as a park. Greatly needed for the new housing division that is being built to the east of Koweta Lake."
- This intersection is in desperate need of an upgrade to handle the increased volume of traffic both north and south.
- Trying to sell/redevelop and change from R2 to commercial
- Upgrade and completion of new facility at Creek Park, new building and upgrade to facilities
- Volume of heavy truck traffic along this road warrants road widening from South Fulton pkway to Fulton Ind. Blvd.
- Volume of traffic on this roadway warrants widening from Chattahoochee River to South Fulton Pkway.

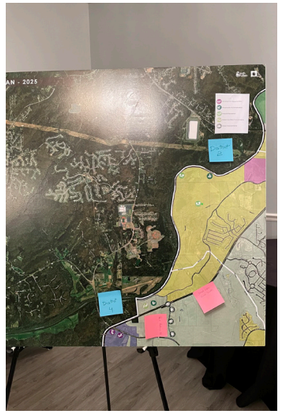
- Walkable redevelopment and street improvements
- Walkable trails
- Walking trails on jonesboro road
- Warehouse redevelopment like west midtown apartments and brewpubs
- What happened to the development that was supposed to be here? The eat, shop, play, live that was supposed to be on the Chattahoochee? Get something like that

PHOTOS FROM COMMUNITY MEETING #3



PHOTOS FROM COMMUNITY MEETING #4





PHOTOS FROM COMMUNITY MEETING #5

STEERING COMMITTEE MEETING 3

Wednesday, May 14, 2025; 6:00 PM – 7:30 PM @ City Hall

STEERING COMMITTEE MEETING ATTENDEES

Lamonte Carr, Resident
Tia McCoy, Habitat for Humanity
Mercedes Miller, South Fulton Economic Develoment
Tarika Peeks, Fulton Co. School District
Gil Prado, Fulton Industrial Boulevard Improvement District
Carmen Davis, City of South Fulton
Reginald McClendon, City of South Fulton
Matthew Williams, City of South Fulton

Consultant Team:

Pulkit Jain, Sizemore Group
Deanna Murphy, Sizemore Group
Madison Davis, Sycamore Consulting, Inc.

ENGAGEMENT PURPOSE

The purpose of the Steering Committee 3 was to review Comprehensive Plan draft concepts and collect feedback on various plan elements, particularly the Community Work Program (CWP), vision and goal items, and future land use map (FLUM) for discussion. The project team selected City Hall for this meeting. The goal of the engagement activities was to educate and solicit general feedback on the FLUM; to workshop CWP and goal items; and to summarize engagement input gathered from the public through online and in-person methods.

ENGAGEMENT SUMMARY

The meeting consisted of a presentation given by the project team to provide an overview of the comprehensive planning process, summarize data collection and recommendations thus far, and discuss the results of community engagement and draft vision and goals. The team also invited attendees to provide feedback on the FLUM. The attendees offered the following comments and suggestions during the meeting:

GENERAL NOTES

- How much has been completed from the previous comprehensive plan? (The team is working to complete the report of accomplishments from the previous comprehensive plan but many of the items are no longer relevant to the city's current priorities.)

COMMUNITY ENGAGEMENT NOTES

- Was a distinction made between rental/ownership for the housing questions on the online survey? (No distinction was made; however, an additional option for condominiums was used as a proxy for ownership within the multifamily context and was better received than the other multifamily options.)
- What is the standard number of attendees for these meeting series for similar plans? Was our turnout typical? (The turnout for in-person events are above average for neighboring communities based on the team's experiences. Digital participation is overall lower than similar communities.)

VISION AND GOALS NOTES

Health/Wellness Feedback

- How is housing affordability being addressed by these goals? (Housing diversity seeks to address this point but the team can make this clearer in our language)
  - Need to articulate affordability challenges for ownership

Community Communication/Coordination Feedback

- Broaden "build capacity" goal remove call out of Planning Commission

Economic Development Feedback

- City needs to find a way to attract young professionals who may want to own condos
- Economic opportunity is a part of a healthy life and should be explicitly incorporated into the vision statement

Land Use Feedback

- Retail should focus on lower-scale, village style development as opposed to standalone, big box
  - Need to expand local retail goal
- Need to consider opportunities for luxury outlets along Fulton Industrial or near Airport
  - Need to be considerate of how increasing truck traffic will impact flow of
    - Team can explore how design can be used to meld industrial/trucking uses and retail with respect to safety

Transportation Feedback

- City is currently working to provide EV charging at all public facilities

Infrastructure and Facilities Feedback

- Can you explain 3rd spaces within the context of these goals? (Third spaces would refer to low-stakes environments within the office space that are not specifically designated for working, such as a cozy corner with chairs.)
- Team will need to continue to keep future capacity needs in mind
- Team needs to consider how the plan can be used to ensure that the community is aware of existing or new amenities.

FLUM NOTES

- A similar category to industrial mixed use was historically used, "industrial market", specifically catering to industrial users/employees during operating hours
  - Interest in expanding the FIB/Camp Creek/Cascade type development down near I-20
- Committee would not recommend high density residential within industrial mixed use
  - Trucks run 24/7 and residents won't be happy and FIB also doesn't have the amenities to provide a "village" feel
- Team needs to clarify how existing residential uses could be impacted by the density increases within new FLUM.
  - Need to specify how land use categories tie into existing zoning categories
- Cascade/FIB Sub neighborhood distinction needs to be preserved

COMMUNITY MEETING SERIES #3

CITY OF SOUTH FULTON
COMPREHENSIVE DEVELOPMENT PLAN
COMMUNITY ENGAGEMENT - PHASE 3
RECOMMENDATION MEETING IN DISTRICT 2
TUESDAY
MAY 20, 2025
5:30 PM - 7:30 PM
WOLF CREEK LIBRARY
3100 ENON ROAD
SOUTH FULTON, GA 30331
RECOMMENDATION MEETING IN DISTRICT 7
THURSDAY
MAY 22, 2025
6:30 PM - 8:30 PM
FAIRFIELD INN
7775 ELLA LANE
SOUTH FULTON, GA 30213
HELP SHAPE OUR FUTURE!
YOUR VOICE MATTERS!
TOGETHER, WE CAN PLAN A BETTER FUTURE FOR OUR COMMUNITY.
COSFCOMPPLAN.COM
SCAN FOR MORE INFORMATION

COMMUNITY MEETING SERIES 3

Community Meeting 6 - Tuesday, May 20, 2025; 5:30 PM – 7:30 PM @ Wolf Creek Library

Community Meeting 7 - Thursday, May 22, 2025; 6:30 PM – 8:30 PM @ Fairfield Inn

PUBLIC MEETING TEAM MEMBERS

Carmen Davis, City of South Fulton

Matthew Williams, City of South Fulton

Pulkit Jain, Sizemore Group

Deanna Murphy, Sizemore Group

Ed Caddell, Sycamore Consulting, Inc.

Madison Davis, Sycamore Consulting, Inc.

ENGAGEMENT PURPOSE

The purpose of the Public Meeting Series 3 was to review the draft vision statements, future land use map changes, and new goals/comprehensive plan elements proposed by the project team, as well as get more detailed input from the community about potential community work program (CWP) items. The project team selected Wolf Creek Library for the first meeting of this series and Fairfield Inn for the third meeting. The locations were selected with the intention of making the third, final series accessible to a larger number of residents by rotating public engagement opportunities around the different districts of the City of South Fulton. The goal of the engagement activities was to solicit general feedback; identify/confirm potential future land use changes; discuss CWP items the community would like to prioritize; and direct the public to engage with project team.

OVERALL ATTENDANCE

A total of 51 people signed into these meetings. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations.

ENGAGEMENT SUMMARY

The series consisted of a presentation given by the project team to discuss the comprehensive planning process and purpose of the plan update along with a brief overview of the new vision statement, elements, and goals, as well as a future land use map (FLUM) split into nine boards, CWP boards split into three boards,

ATTENDANCE	
5/20/2025	5/22/2025
Joe Crooms	Aron Francis
Samuel Lewis	Steve Compton
Carmalita Gumbs	TA Hudson
Justin Presley	Chad Jacobs
Lori Smith	Storm Mitchell
Gloria Estrada	Don Winbush
Catherine Davis	Lena Beal
Madeline Cobb	Yvonne Cole Boone
Harold Reid	Hannah Brooks Morris
Michelle Macauley	Glenda M Collins
Sheralee Snow	Wyndoleyn Bethel
Carmelia Faye Hammonds	Michael Venable
Maleka Ingram	Jack Chandler
Marvin King	Wendy Smith
Roseann Merchant	Rodney J. Littles
Kimberly King	G Estrada
Sara Boah	Alvin Reynolds
Kwaku Boah	Jane Williams
Mallory Magwood	Samuel Washington
Storm Mitchell	
Wanda Ibidapo	
Kevin Grimes	
Corbin Young	
George R Render	
Brooke Smalls	
Galontel Bradley	
Cherylnita Cone	
Peni Webster-Lewis	
Margaret Vaughan	
Qasim Tajuddin	
Sam Bowen	
Corey Thomas	

and a table with a general comment box to solicit feedback. For the activity boards, each participant was given sticky notes and directed to write down different changes they support and want prioritized through the future land use map as well as identify other opportunity locations. Participants were also given sticky notes to provide comments, suggestions, and additions to the CWP.

A total of 35 comments and recommendations were received across these formats.

GENERAL FEEDBACK/NOTES

- Participants asked the consultant team to review their materials for errors prior to presenting to the community
- Participants wanted more emphasis placed on reporting previously completed work program items/ report of accomplishments.
- Participants raised concerns about how public input will be incorporated into the plan

BOARD RESPONSE THEMES

CWP (4 comments):

- No coherent themes

District 1 (1 comments)

- Support for regional live-work land use designation

District 2 (6 comments)

- Desire for improved transportation network capacity (specifically sidewalks/golf cart connectivity)
- Support for mixed use/live-work developments

District 3 (1 comments)

- Concern for suburban I land use designation reduction

District 4 (6 comments)

- No coherent themes

District 5 (5 comments)

- Against additional warehouses and similar industrial
- Support for mixed use/live-work developments

District 6 (6 comments)

- Support for improved landscaping and maintenance of Old National Highway businesses
- Concern for concentration of housing density and perceived unbalance relative to other districts

District 7 (6 comments)

- Support for additional commercial and mixed-use development

BOARD RESPONSES (Alphanumeric order)

CWP:

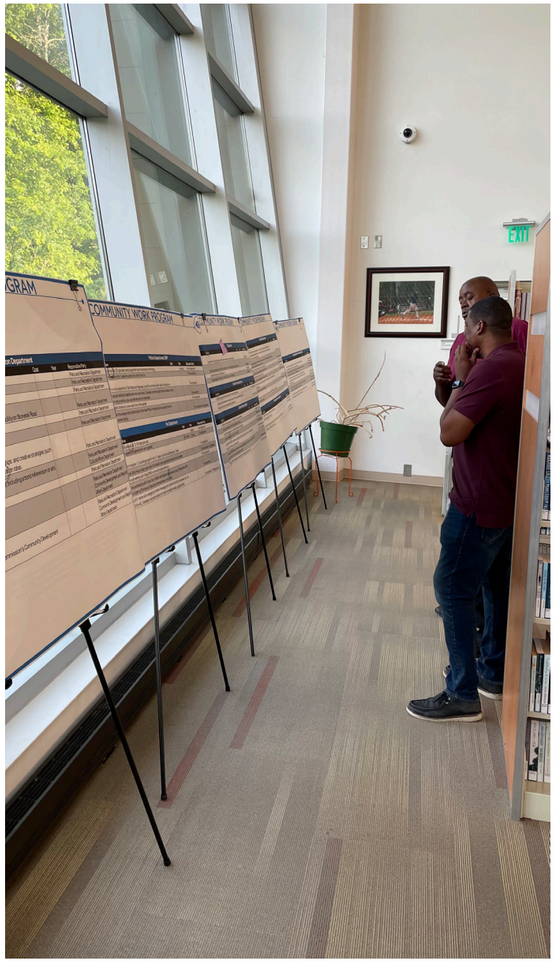
- Code enforcement, no grandfathered properties
- ONH: Beautification, standards for businesses, incentives, campaign/market strategy, public investment

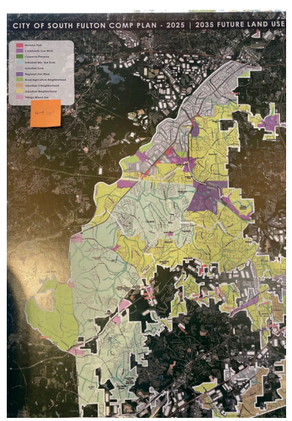
- Require building upgrade for increased density, masonry, floor upgrades, stone counters, crown molding, etc.
- Why only here? Sub II

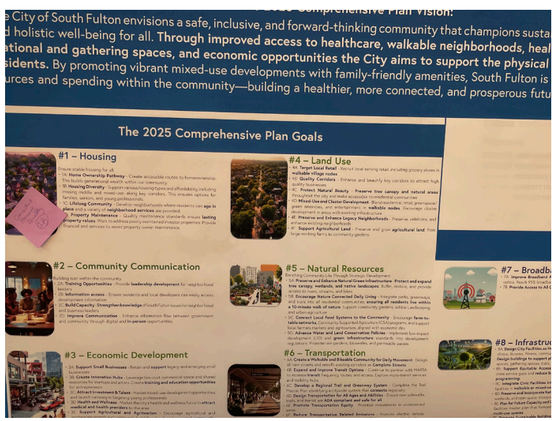
FLUM:

- 5655 Campbellton Road: regional live work include 4.4 acres
- Add greenspace requirements for MIX
- Adjacent to residential in fairburn
- Anatole community: acquire 83 acre park land from Fulton County behind BP plaza CD 2 - Campbellton + FIB
- Better commercial development
- Blatant unbalanced land use with respect to the rest of the city
- Check land use for rezoning
- Check/verify zoning + land use
- Close Down Fulton County shooting practice located on Aldredge. Disturbance and nuisance to the community
- Commitment to aesthetics in 5, 6, 7
- Concentrate on recruiting young entrepreneurs
- Connect sidewalk on Merk Rd between Aldredge and Miles Road for community live/work/play
- Demooney Rd Project 107 Single Family Residence
- Golf Cart Trails: between communities on Enon + Vandiver roads to the regional live-work-play
- Greenspace
- Greenspace purchased by Fulton County
- Jones Rd. Connect sidewalks on jones rd to have one complete sidewalk going from hwy 92 to stonewall tell rd.
- Live work and play, no warehouse
- Live work play, greenspace, no warehouses
- Mixed use location
- No more density, too much already
- No warehouses
- No warehouses, improve infrastructure
- Placing high housing stress potential into already high housing stressed area
- Removal of sub I is a mistake
- Sidewalks/vandriver Road to West Lake high School + to Wolf Creek Golf Club
- Socio-economic demographic in area not conducive for retail/housing in same building
- Sub I + Sub need district defined. Separation barriers (on roads)
- Village center or community center from powerlines to Harris Rd. including 3.7/a.c at corner of Garris
- Why live/work in flood plain
- Work with other Jurisdiction to build trails on whitwater South to Flint River North to Lin Creek to Acworth

PHOTOS FROM COMMUNITY MEETING #6







PHOTOS FROM COMMUNITY MEETING #7

COMMUNITY MEETING SERIES #4

CITY OF South Fulton
A City on the RISE!
CITY OF SOUTH FULTON
COMPREHENSIVE DEVELOPMENT PLAN
COMMUNITY ENGAGEMENT
UPDATE MEETING IN DISTRICT 6
THURSDAY
JANUARY 29, 2026
6:00 PM - 8:00PM
ECONOMIC DEVELOPMENT OFFICE
6385 OLD NATIONAL HIGHWAY
SUITE 210
SOUTH FULTON, GA 30349
D6
HELP SHAPE OUR FUTURE!
YOUR VOICE MATTERS!
TOGETHER, WE CAN PLAN A BETTER FUTURE
FOR OUR COMMUNITY.

CITY OF South Fulton
A City on the RISE!
CITY OF SOUTH FULTON
COMPREHENSIVE DEVELOPMENT PLAN
COMMUNITY ENGAGEMENT
UPDATE MEETING IN DISTRICT 3
MONDAY
FEBRUARY 2, 2026
6:00 PM - 8:00PM
WELCOME ALL PARK
4255 WILL LEE ROAD
SOUTH FULTON, GA 30349
D3
YOUR VOICE MATTERS!
HELP SHAPE OUR FUTURE!
TOGETHER, WE CAN PLAN A BETTER FUTURE
FOR OUR COMMUNITY.

CITY OF SOUTH FULTON
COMPREHENSIVE DEVELOPMENT PLAN
COMMUNITY ENGAGEMENT
UPDATE MEETING IN DISTRICT 2
WEDNESDAY
FEBRUARY 4, 2026
6:00 PM - 8:00 PM
RENAISSANCE CHURCH OF CHRIST
3675 BUTNER ROAD
SOUTH FULTON, GA 30349
D2
YOUR VOICE MATTERS!
HELP SHAPE OUR FUTURE!
TOGETHER, WE CAN PLAN A BETTER FUTURE
FOR OUR COMMUNITY.

CITY OF SOUTH FULTON
COMPREHENSIVE DEVELOPMENT PLAN
COMMUNITY ENGAGEMENT
UPDATE MEETING IN DISTRICT 5
THURSDAY
FEBRUARY 5, 2026
6:00 PM - 8:00PM
BURDETT PARK
2945 BURDETT ROAD
SOUTH FULTON, GA 30349
D5
HELP SHAPE OUR FUTURE!
YOUR VOICE MATTERS!
TOGETHER, WE CAN PLAN A BETTER FUTURE
FOR OUR COMMUNITY.

COMMUNITY MEETING SERIES 4 SIGN-IN SHEETS

Location: D-4 Date: 01/22/2

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	Michelle Macauley	[redacted]
	Barbara Mostella-Oliver	
	James Oliver	
	NKosi LEARY	
	James and Jacqueline Winston	
	Catherine Davis	
	Tawanna Crawford	
	Raymond Wilson	
*	Jessie Elaine Williams	
	DANIELLE WITHERS	
	Brian O'Donnell	
	Miles Swift	
	Michael Schaepe	
	Ellan M. Miller-Ma	
	Jason Warner Zahra Warner	
	Yolanda Boss	
	Robert Young Gloria	
	Gillian Sebastian	
	Patrick Muhammad	

www.sizemoregroup.com

Location: D-4 Date: 1/22/26

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	JOEY MITCHELL	[redacted]
	Tonya New	
	Joann Mitchell	
	Enrique Myers	
	SHEVIA MAYO	
	Latricia Bass	
	Johnny Bass Jr	
	LaKeria Cat Watson	
	Shanetha Rolleford-Dickey	
	Phyllis Hendricks	
	Delby Winnery	

www.sizemoregroup.com

Location: D6 Date: 01/29

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	DON EDWARDS	[redacted]
	Mary Benjamin Freeman	
	Carlos Hinks	
	Kimberley Hooper	
	Alvin Reynolds	
	Michael Venable	
	Virginia Shelton	
	Taliva King	
	Sandra Collins	
	Roy Williams	
	RAYMOND FRETHER	
	KEVIN GRIMES	
	ETHAN GRIMES	
	Hymel Sims	
	Phyllis MINTER	
	IVET CLABARN	

www.sizemoregroup.com

Location: D3 Date: 2/2/26

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
1	Dorothy E. Sumter	[redacted]
	Betty Scott	
	Sandra Winborne	
	Pamela Gentry	
	Betty J. Evans	
	LISA MORGAN	
	G. KEMP	
	B. JONES	
	Sarah Smith	
	Frances brown	
	Doug Brown	
	Danita Stephenson	
	Li Ocean	
	Melinda Blitch	
	Michael Mosley	
	Reginald King	
	Pastor Warren Henry	
	Patrick Muhammad	
	Josephine Smoot	
20	Leslie Snow	
	Corrin Young	
	Kimberly Mayo	

www.sizemoregroup.com

Location: D3 Date: 2/2/26

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	Raymond Frether	[redacted]
	Kevin Johnson	
	NKosi LEARY	
	Eugene Cooke	
	Kevin Williams	
	Natalie Jerome	
30	Tim Glass	
	Cynthell Kenaf	

www.sizemoregroup.com

Location: D2 Date: Feb 4

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	Nate Frost	[redacted]
	Bryant Tuite	
	Richard Case	
	Mackramm Quinclett	
	Daphne Mackens	
	Bernice Jackson	
	Larry Jackson	
	Stephen Lee Sullivan	
	Terrance Stewart	
	Malcolm Mangram	
	Tiffany Barkett	
	Lauren Harris	
	DANIELLE WITHERS	
	Melita Hazell	
	Oliver Hayden	
	Cybil Talley	
	RAQUEL H. AUSTIN	
	Patrick Muhammad	
	Connie Rolan	
	Angela Tarver	
	Janice Strong	
	Georgia Cameron	

www.sizemoregroup.com

Location: D2 Date: Feb 4

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
1	Denise Mackens	[redacted]
	Sara and Kwaku Brain	
	Damon Johnson	
	Vincent A. Amos	
6	Glenn Hollaway	
	Glenda Collins	
	Darrell Harris	
	KD and	
	Andre Chaney	
10	Dale Francis	
	STERN Mitchell	
	Dyana Cropress	
	Kia Tootle	
	Gloise P. Banks	
15	Brokerick Talley	
	Chenjnta Cox	
	Shannon Cone	
	Robert McAfee	
	Stephanie Hunter	
20	Thomas Morse	
	Tamela Luttrell	
	Michael Luttrell	

www.sizemoregroup.com

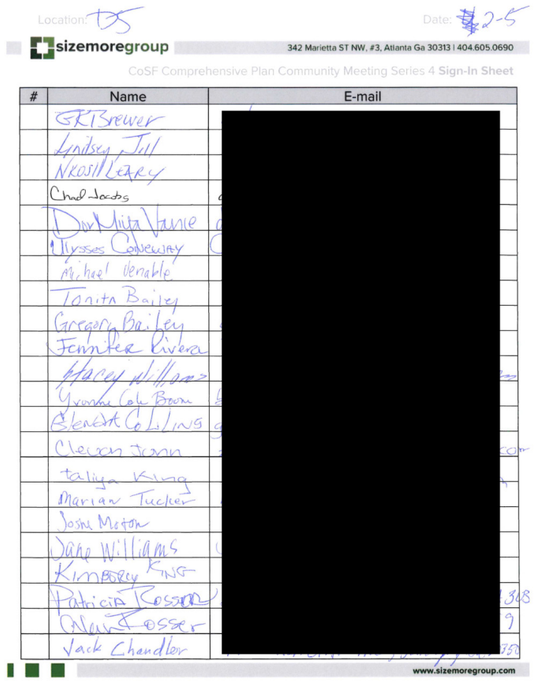
Location: D2 Date: Feb 4

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	GLORIA ESPINOZA	[redacted]
	Charlie + Tuette	

www.sizemoregroup.com

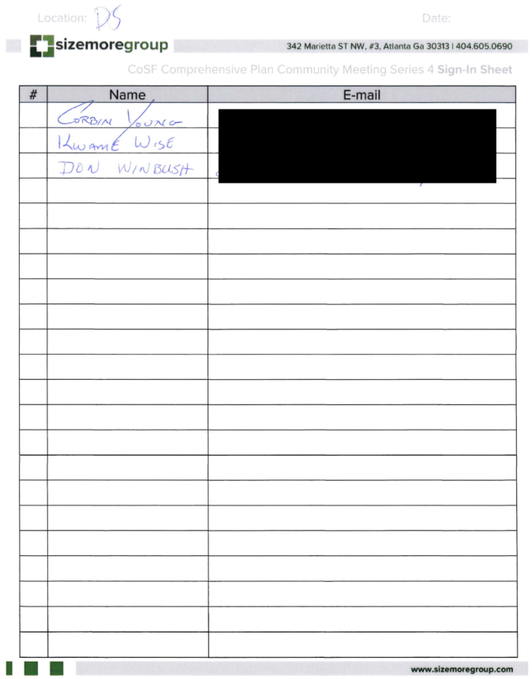

Location: DS Date: 12-5

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	GRTBrewer	[redacted]
	Lindsey Jill	
	NKosi Leary	
	Chad Jacobs	
	Dion Mitzi Jamie	
	Tyrosses Calloway	
	Michael Venable	
	Tanita Bailey	
	Gregory Bailey	
	Jennifer Rivera	
	Stacey Williams	
	Yvonne Cole Brown	
	Elenest Collins	
	Clevon Jann	
	taliya King	
	Marian Tucker	
	Josh Meston	
	Jane Williams	
	Kimberly King	
	Patricia Cosson	
	Calvin Cosson	
	Jack Chandler	

www.sizemoregroup.com


Location: DS Date:

sizemoregroup 342 Marietta ST NW, #3, Atlanta Ga 30313 | 404.605.0690

CoSF Comprehensive Plan Community Meeting Series 4 **Sign-In Sheet**

#	Name	E-mail
	Corbin Young	[redacted]
	Kwame Wise	
	DON WINBUSH	

www.sizemoregroup.com

COMMUNITY MEETING SERIES 4

Community Meeting 8 - Thursday, January 22, 2026; 6:00 PM – 8:00 PM @ Elegant Occasions Event Center

Community Meeting 9 - Thursday, January 29, 2026; 6:0 PM - 8:00 PM @ CoSF Office of Economic Development

Community Meeting 10 - Monday, February 2, 2026; 6:00 PM - 8:00 PM @ Welcome All Park

Community Meeting 11 - Wednesday, February 4, 2026; 6:00 PM - 8:00 PM @ Renaissance Church of Christ

Community Meeting 12 - Thursday, February 2, 2026; 6:00 PM - 8:00 PM @ Burdett Park

PUBLIC MEETING TEAM MEMBERS

Carmen Davis, City of South Fulton

Matthew Williams, City of South Fulton

Pulkit Jain, Sizemore Group

Bill de st. Aubin, Sizemore Group

Kessie Estil, Sizemore group

Lilly Berios, Sizemore Group

ENGAGEMENT PURPOSE

Public Meeting Phase 4 consisted of five meetings designed to present the final Comprehensive Plan recommendations, inform the community of updates and revisions, gather feedback on plan elements, respond to questions, and provide opportunities for continued engagement in the planning process. Each meeting included a presentation outlining the new vision statement, plan elements, and goals.

An open-house–style exhibition accompanied the presentation and featured display boards showcasing the complete Community Work Program (CWP), existing and proposed Future Land Use Maps (FLUM), district-specific zoomed-in FLUMs, Focus Area maps, and the land use table. Participants were encouraged to ask questions about any aspect of the plan and were invited to share comments, suggestions, and proposed additions to the CWP and FLUM using sticky notes.

OVERALL ATTENDANCE

A total of 151 people signed into these meetings. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations.

ENGAGEMENT SUMMARY

The series consisted of a presentation given by the project team to discuss the comprehensive planning process, schedule, review of prior community engagements, final recommendations in the comprehensive plan including the proposed vision statement, goals and elements, future land use map (FLUM), Focus Area map and district specific zoomed in existing and proposed FLUM. These were printed on boards for further discussions. All CWP items were printed on boards for review as well. Participants were given sticky notes to provide comments to the recommendations. Further, queries were resolved through an open interactive session followed by an open house style exhibition of the boards.

GENERAL FEEDBACK/NOTES

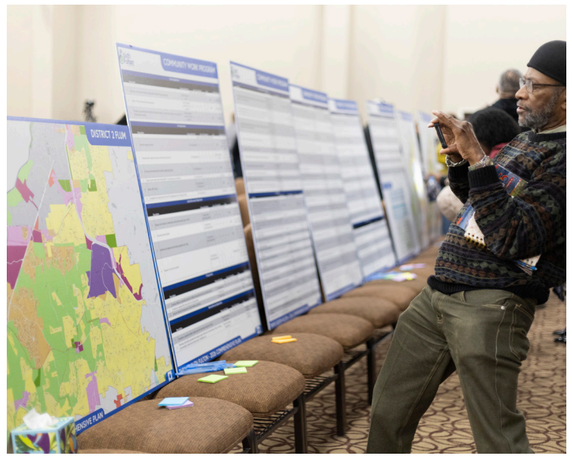
- Most common query was regarding the new densities for the land use categories.
- General inquisition on the focus areas and type of proposed developments in these areas.

PHOTOS FROM COMMUNITY MEETING #8

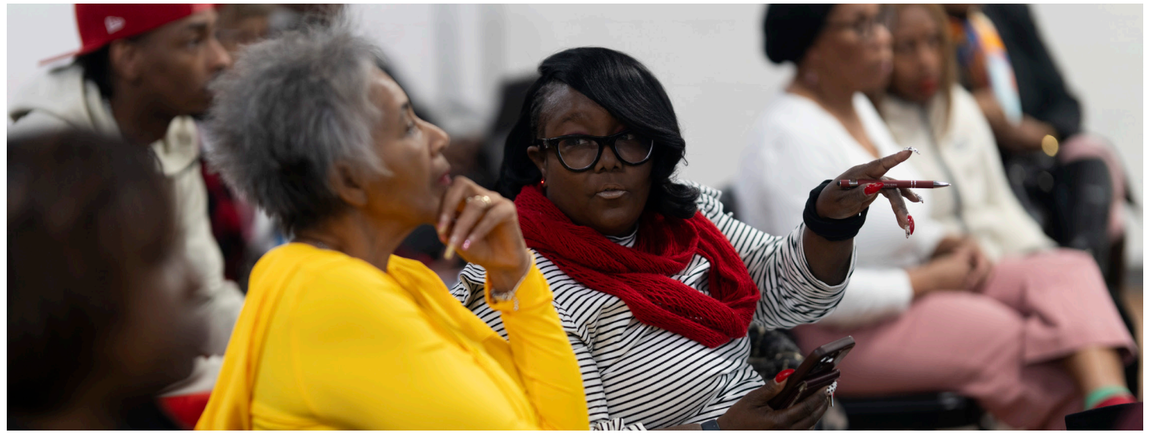
PHOTOS FROM COMMUNITY MEETING #9

PHOTOS FROM COMMUNITY MEETING #10

PHOTOS FROM COMMUNITY MEETING #11



PHOTOS FROM COMMUNITY MEETING #12



THRIVE SOUTH FULTON 2025 COMPREHENSIVE PLAN GUIDEBOOK

THRIVE SOUTH FULTON
2025 COMPREHENSIVE PLAN

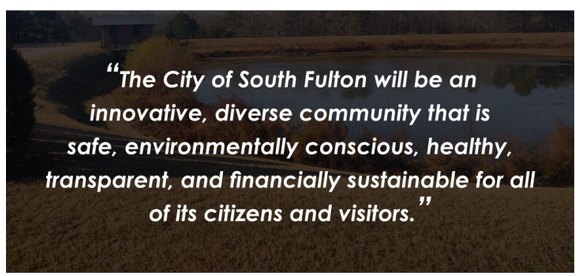
3.2 GOALS

03 IMPLEMENTATION: DESIGNING FOR LONGEVITY

This section builds upon the assessments and community engagement detailed in the preceding pages by summarizing key assets and challenges. It also presents the overarching community vision, along with goals and guiding policies designed to address those goals. Specific actionable tasks and priority projects are outlined in the Community Work Program at the end of this section.

3.1 VISION

The Community Vision serves as the foundation of the City of South Fulton's Comprehensive Plan, rooted in extensive engagement with residents and stakeholders. It reflects the collective aspirations for a healthier, more connected, and vibrant community. Guided by the principles of the Blue Zone, focusing on well-being, longevity, and livability, the vision informs every element of the plan, from goals and needs to action steps and the Community Work Program. By aligning with this shared vision, the City of South Fulton aims to foster an inclusive, resilient, and thriving future for all.



3.3 FUTURE LAND USE MAP (2046)

The Thrive South Fulton 2026 Comprehensive Plan places a strong emphasis on Land Use as a crucial element. The community's vision for future development is established and clarified through the new Future Land Use Map (FLUM), Focus Area Map, and associated policies.

The FLUM serves as a guiding document for staff to develop recommendations for rezoning applications and as a framework to guide future development decisions. It identifies the desired future use of land and the development vision of the community. Meanwhile, the Focus Area Map provides more detailed planning guidance for specific geographic areas with a focus on economic development. Both maps heavily reflect the feedback received from the community during the planning process. New land uses and changes from the previous FLUM are noted in the table below and on the following map.

Future Land Use (2039)	Sum of Acreage	FLU 2026 Acreage %	FLU 2021 (Previous) Acreage %	% of Area Increased/ Decreased*
Rural/ Agricultural Neighborhood	12,432	23.0%	36.6 %	13.6%
Conserve/ Preserve	1,574	2.9%	0 %	2.9%
Suburban Neighborhood	17,387	32.2%	31.1 %	1.1%
Suburban II Neighborhood	8,997	16.7%	12.4 %	4.3%
Village Live Work	1,828	3.4%	0.9 %	2.5%
Community Live Work	3,304	6.1%	3.3 %	2.8%
Regional Live Work	1,981	3.7%	4.2 %	0.5%
Commercial Center	267	0.5%	0.6 %	0.1%
Industrial Zone	5,212	9.7%	10.9 %	1.2%
Industrial Mixed-Use zone	972	1.8%	0 %	1.8%
Grand Total	**53,954**			

Image Caption: Future Land Use Map 2040 and 2045 Comparable
Source: Sizemore Group

"% of Area Increased/Decreased" shows the percent of acreage changed between the FLUM developed in the Comp Plans in 2021 and 2026 of a specific land use category. Numbers highlighted in red represent a decrease in overall area, meaning there is a smaller portion of that land use in the 2040 FLUM. Numbers highlighted in green represent an increase in area, meaning those land use categories have a greater amount of acreage in the 2045 FLUM as compared to the 2040 FLUM.

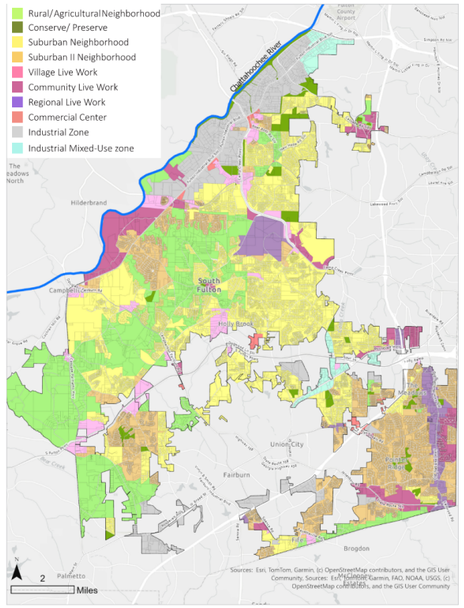


Image Caption: 2045 Future Land Use Map
Source: Sizemore Group

3.4 FOCUS AREAS AND MAPS

The Focus Area Map acts as a blueprint for the City of South Fulton's future development, pinpointing specific regions destined to embody distinct or special traits. These traits stem from existing conditions, aspirations for the future, and economic development focuses. Some areas already possess unique character, while others hold the potential to cultivate such identity through forthcoming board decisions. These focus areas delineate suitable development types for each locale, aiming to foster a sense of identity, stimulate infill development, offer diverse employment opportunities, and promote alternative transportation options. This section comprises concise descriptions of each focus area alongside envisioned futures. It outlines recommended land uses and development and design strategies tailored to realize these visions.

FOCUS AREA USES RECOMMENDATIONS			
	Recommended Uses	**Conditional Uses**	**Prohibited Uses**
Entertainment Center	Entertainment, retail, restaurants, hotels, galleries, open space	Residential (upper floors), live-work, office (ancillary)	Heavy industrial, drive-thru-only businesses, self-storage
Agri-Business	Crop and livestock farming, agricultural research, food processing (small-scale), wineries, breweries, and distilleries (on-site) and roadside stands, U-pick operations	Event venues, agri-tourism lodging, renewable energy (e.g., solar farms), educational farms and demonstration projects	Heavy industrial, residential subdivisions, auto-centric commercial (e.g., big-box, gas stations)
Innovative Studios and Production	Sound stages, production and post-production facilities, set design and fabrication shops, casting, editing, and media services, support services	Film-related retail, cafés, screening venues, temporary film set installations and street closures, hotels, conference spaces (for studio tours, media events), live-work units for industry professionals	Heavy industry (non-media), high-turnover retail (unrelated to film), residential subdivisions
Riverfront Development	Mixed-use buildings (retail, office, residential), restaurants and hospitality, parks, plazas, cultural facilities, water-related recreation and transport	Marinas and boating facilities, public markets, performance venues	Heavy industrial, storage yards, auto-oriented uses (gas stations, drive-throughs)

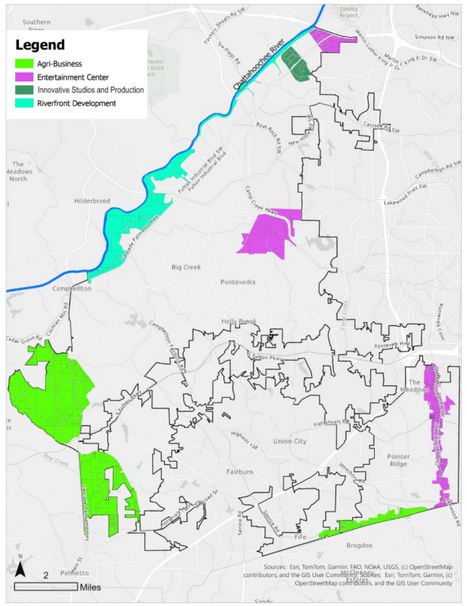


Image Caption: Focus Area Map
Source: Sizemore Group

PROJECT WEBSITE - *COSFCOMPPLAN.COM*

English

Digital Project Hub for the 2025 Comprehensive Plan Update

CITY OF South Fulton — A CITY ON THE RISE!

Introduction | *Character Areas* | *Future Land Use Map* | Background | Survey | Map | Schedule | Documents | Videos | Images | People

Website Banner

The City of South Fulton is kicking off the update to its Comprehensive Plan: the community's vision for growth, development, and services over the next 25 years. Your feedback will help build a clear picture of our City's future.

We Need Your Help!

Introduction Background Text

Please be sure to check this engagement site often to see how you can stay involved in the process!

First name

Last name

Email address

Submit

Frequently Asked Questions

- What is this project?
- How can I learn more about comprehensive planning?
- What areas are included in this project?
- What is the timeline for this project?
- How will my feedback be incorporated into the plan?
- How do I contact the project team to ask questions or leave a general comment?

FAQ and Mail Subscription

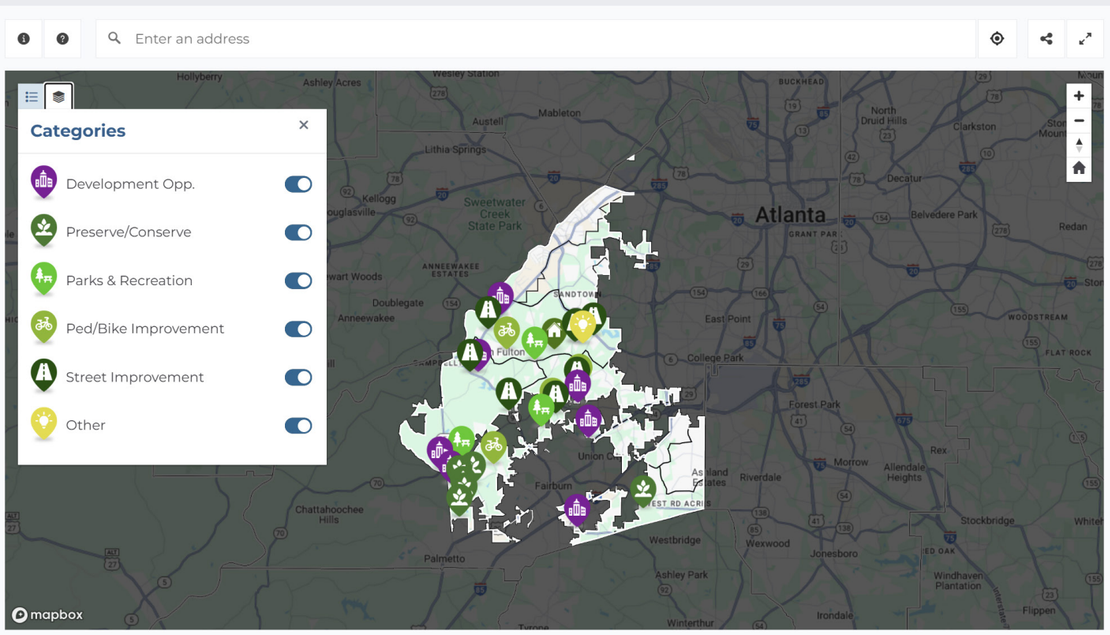
Closed

Embed

Interactive Map

Help us identify opportunities to improve the City of South Fulton! What areas are prime for development/redevelopment and why? What places need to be conserved for environmental or historical reasons? Where are there safety issues for cyclists and pedestrians? What destinations or hubs are important to connect? Tell us as much information as you'd like by adding your comments on the map below!

29 contributions



Interactive Map Exercise

ONLINE SURVEY RESPONSES

Closed

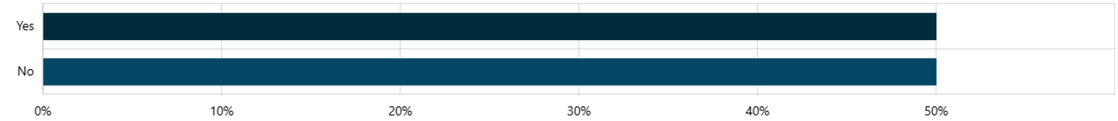
Embed

Community Survey

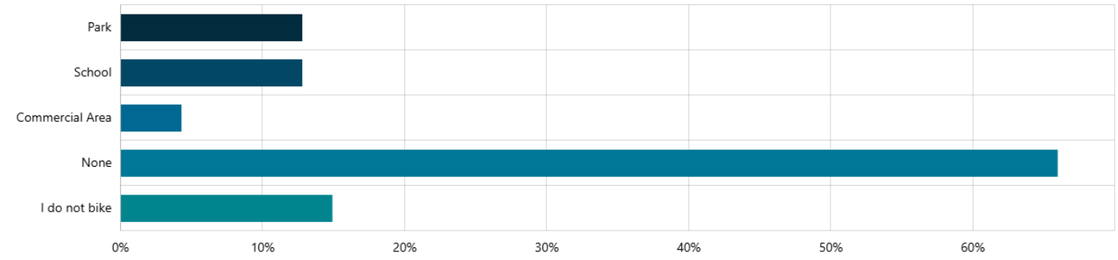
Thank you for deciding to contribute your knowledge to the City of South Fulton Comprehensive Plan Update by participating in this brief community survey. The information gathered from your responses will help inform the planning process and guide the creation of a new comprehensive plan for the City of South Fulton. This survey should take 10-15 minutes to complete. Please click the "next" button to continue on to the survey. Please sign up for our email list at the end of the survey to stay up-to-date on the project!

Next

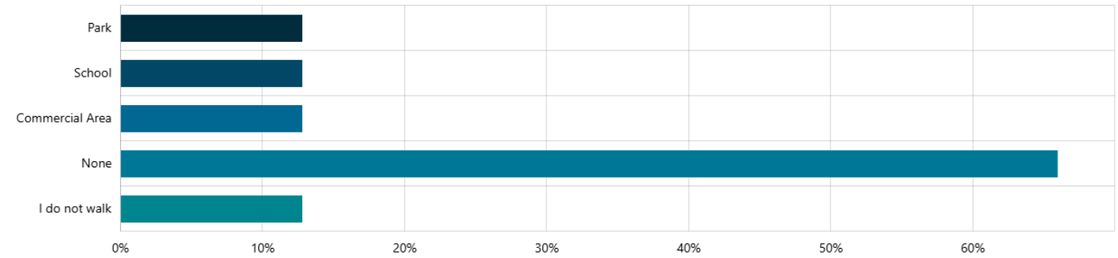
1. Are you able to easily find an alternative route to your destinations if a major road is congested due to maintenance or an accident?



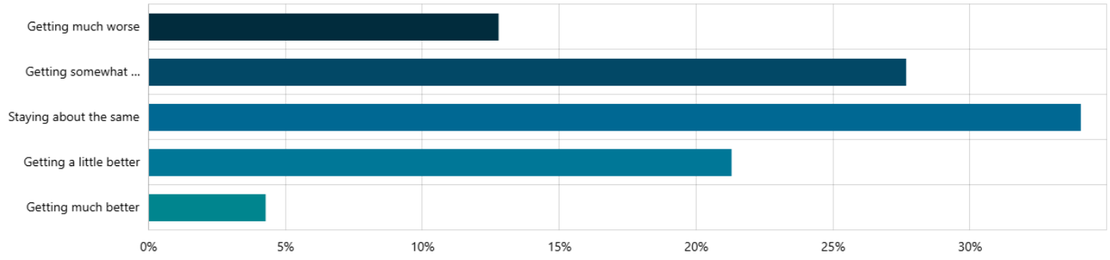
2. Are you able to safely and comfortably bike to a nearby park, school, or commercial area?



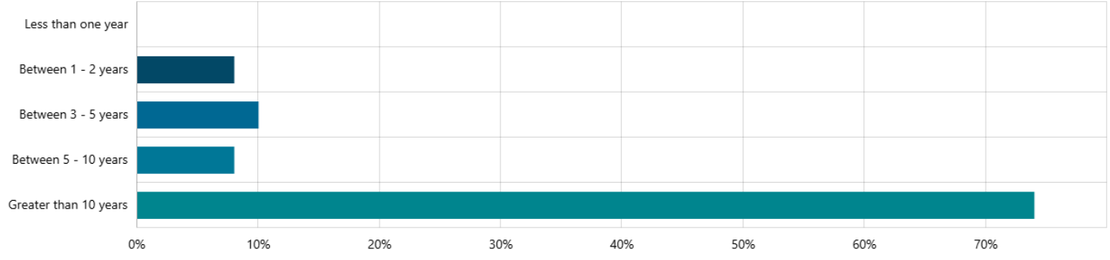
3. Are you able to safely and comfortably walk to a nearby park, school, or commercial area?



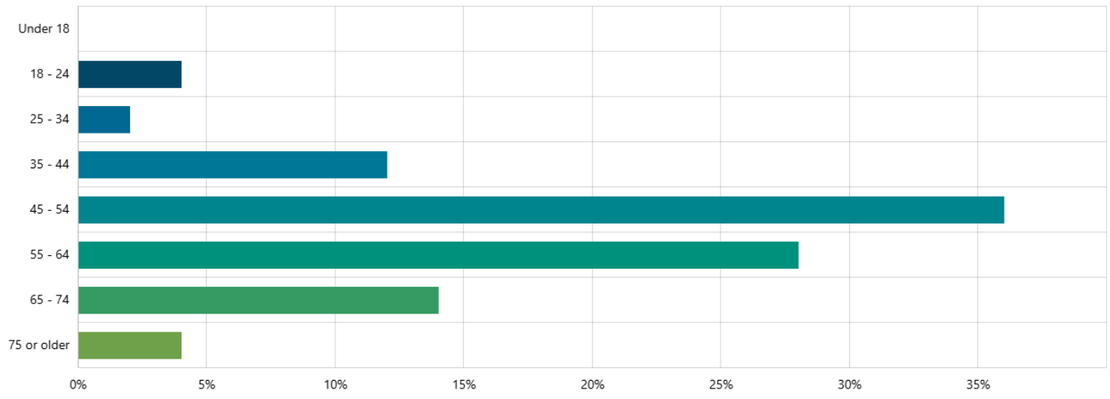
4. How has the quality of housing changed over the past 5 to 8 years in the City of South Fulton?



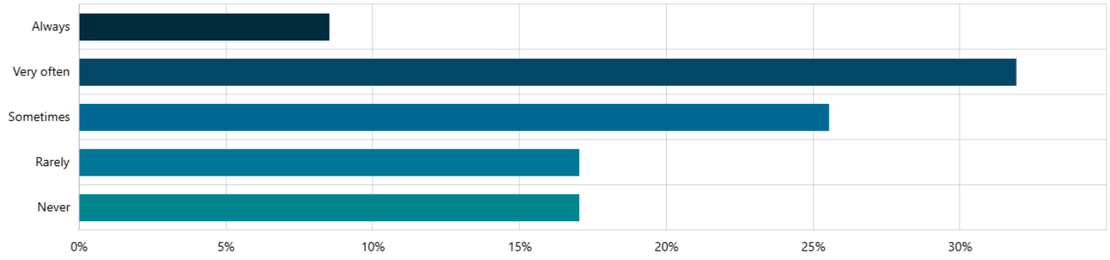
5. How long have you lived in the area?



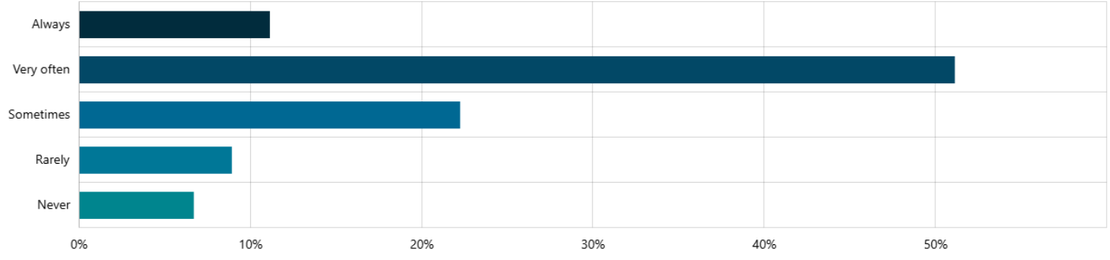
6. How old are you?



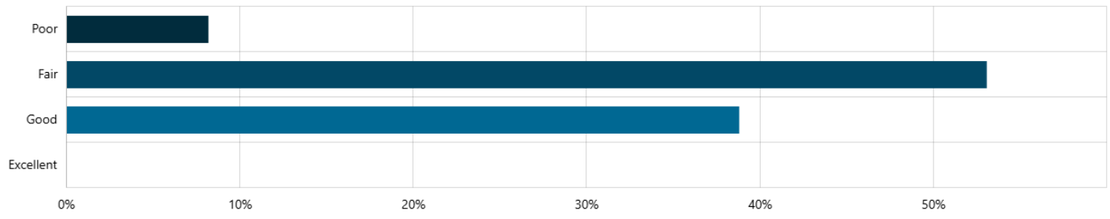
7. If there were a safe bike lane or multi use trail, how often would you bike to locations near 15 to 20 minutes your residence?



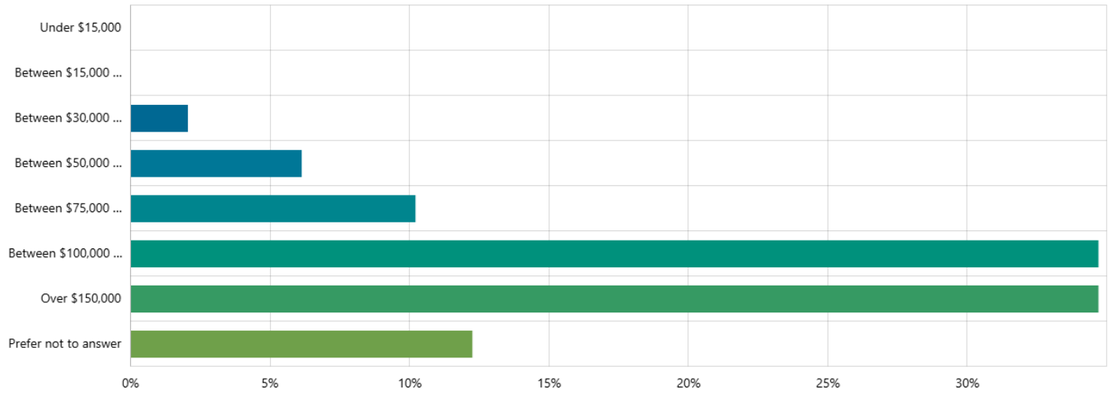
8. If there were a safe sidewalk or trail, how often would you walk to locations near 5 to 10 minutes your residence?



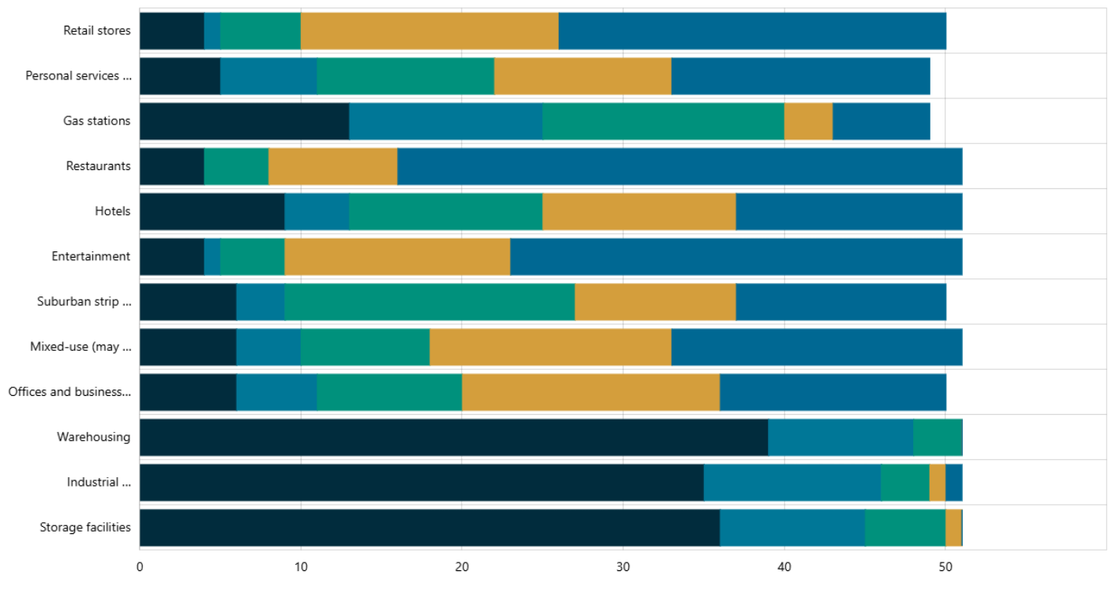
9. What is the overall quality of housing stock i.e. appearance, cost, property, maintenance etc. in the City of South Fulton?



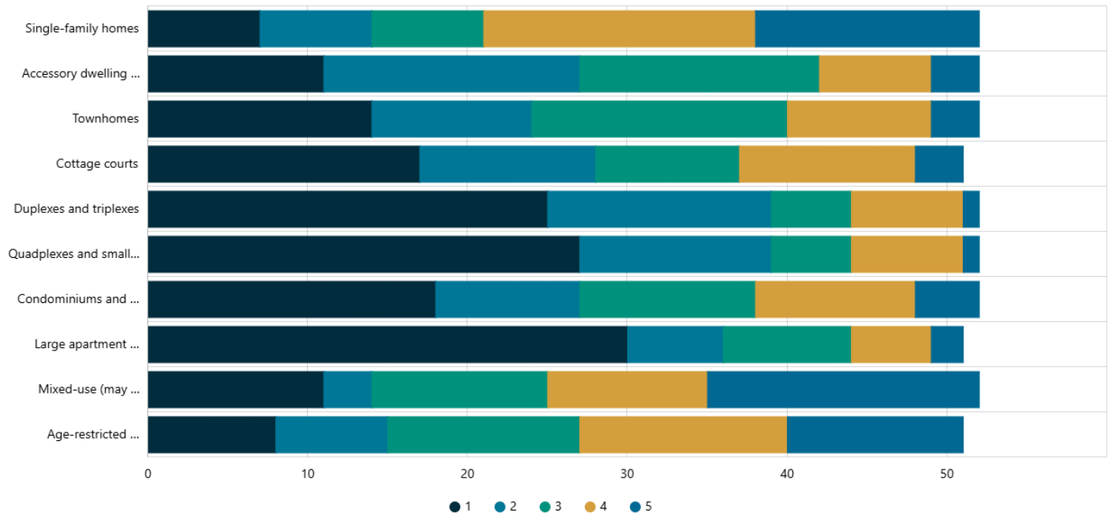
10. What is your annual household income?



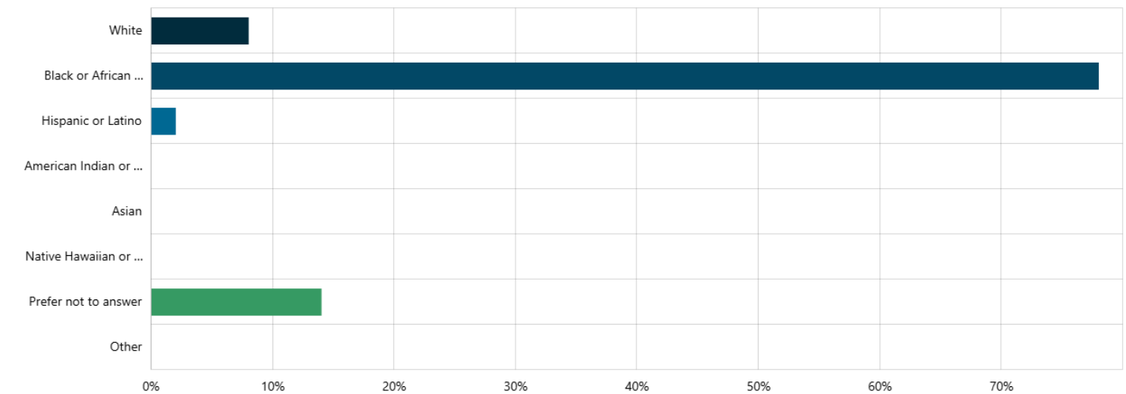
11. What kind of impact would each of the following types of development have on the City of South Fulton?



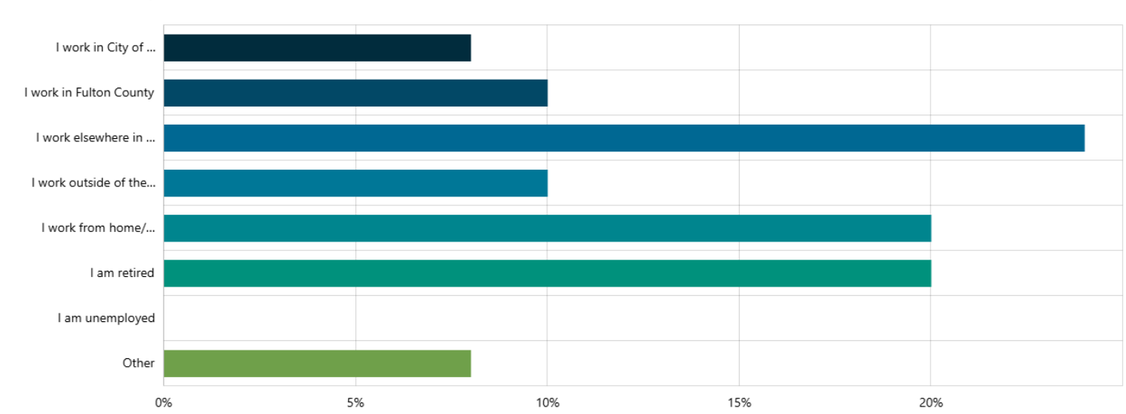
12. What kind of impact would each of the following types of new residential development have on the community?



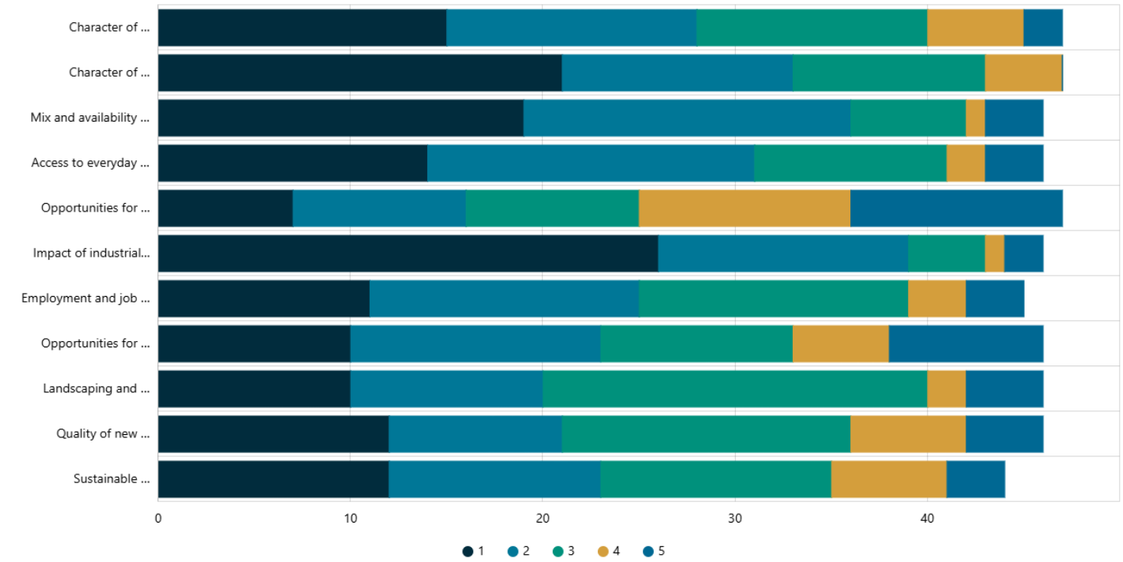
13. What race or ethnicity do you identify as?



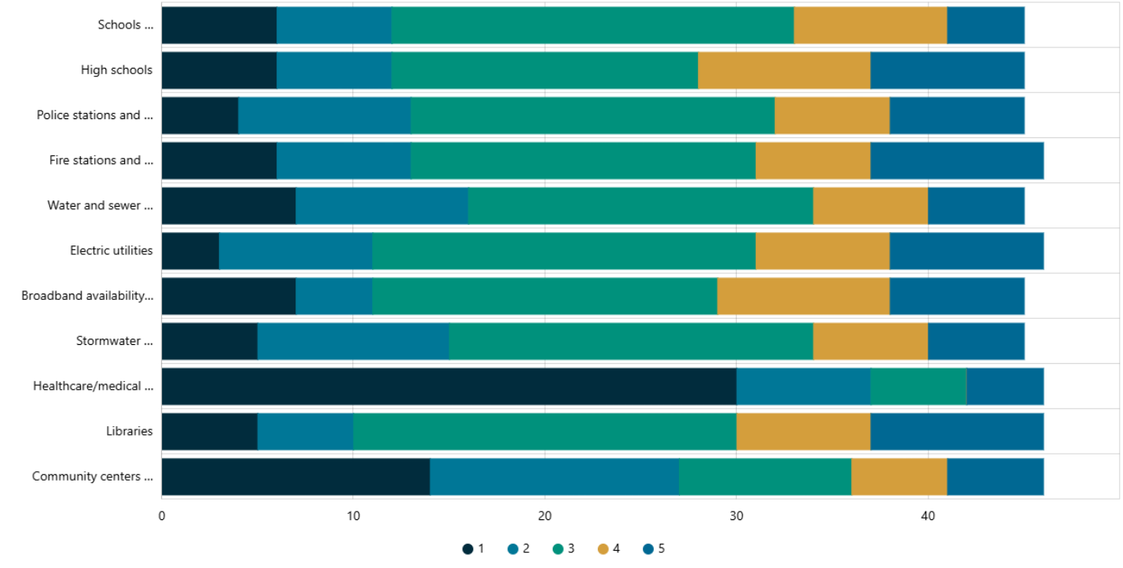
14. Where do you work?



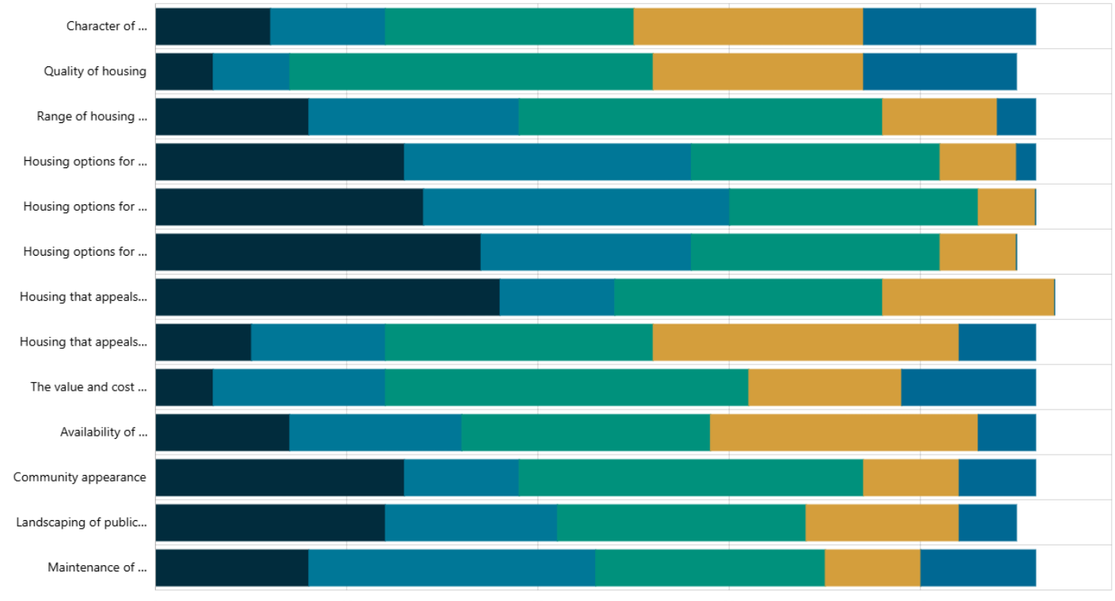
15. When considering existing commercial and industrial areas, rate each of the following as a strength or weakness for the City of South Fulton?



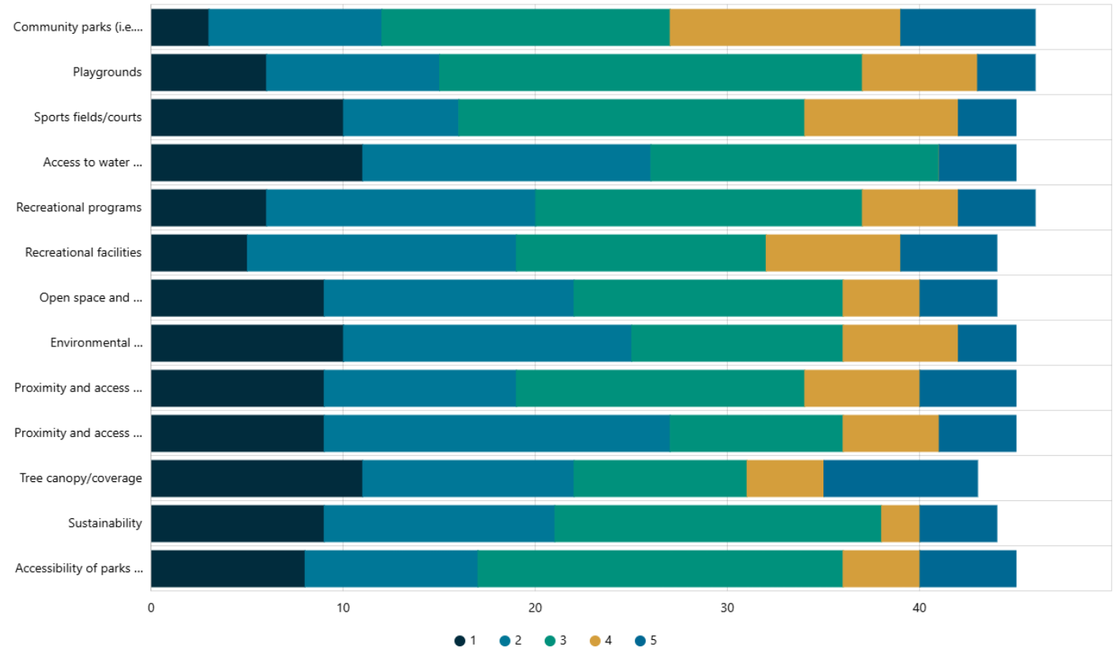
16. When considering existing community facilities and infrastructure rate each of the following as a strength or weakness?



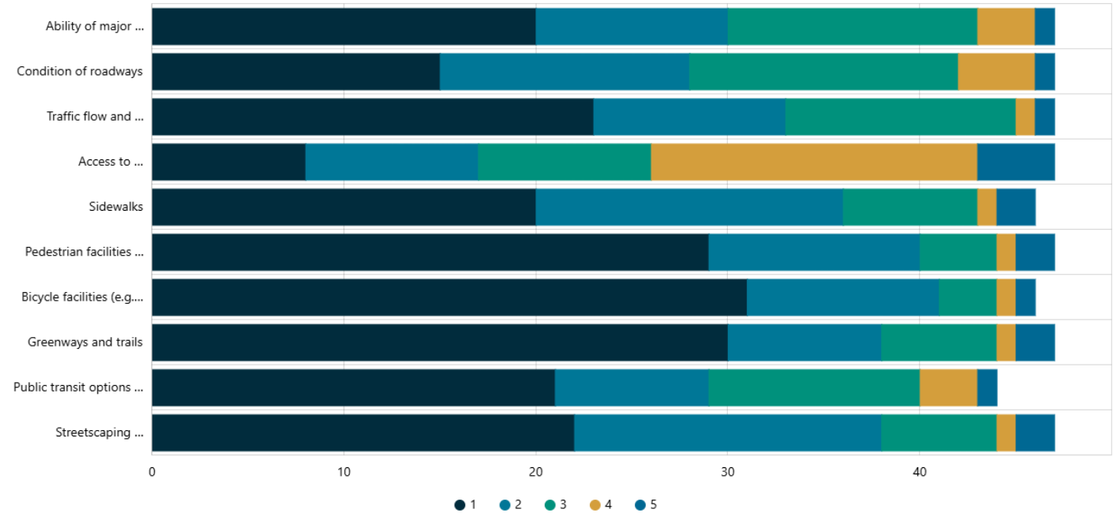
17. When considering existing housing and residential areas rate each of the following as a strength or weakness for the City of South Fulton?



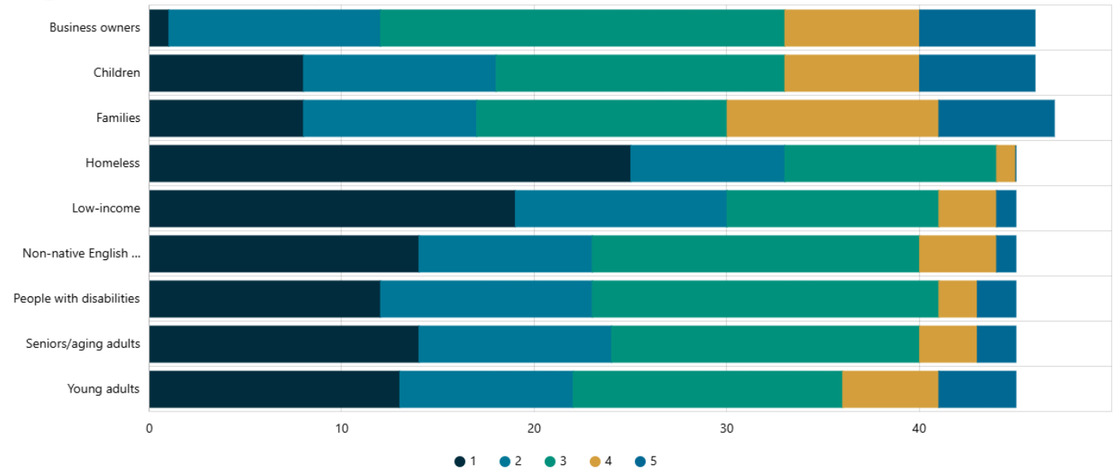
18. When considering existing parks recreational facilities and natural resources rate each of the following as a strength or weakness for?



19. When considering existing transportation networks rate each of the following as a strength or weakness for the City of South Fulton today?

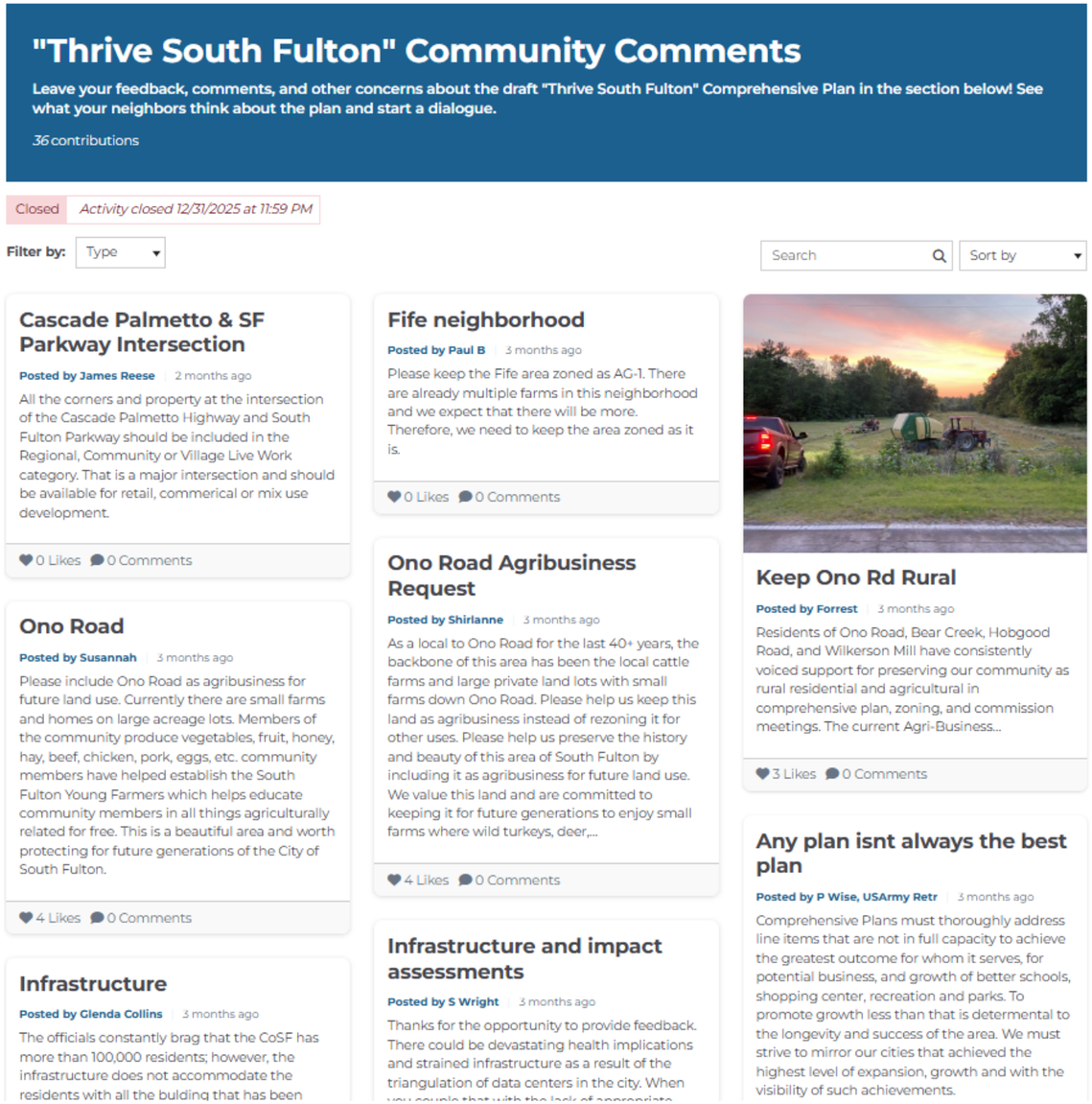


20. When considering the current level of city services identify if the level of service for each population is a strength or weakness for the city?



RECOMMENDATIONS - ONLINE ENGAGEMENT

The report was made available on the project website with an open forum for queries, discussions, coments and suggestions..



Community comments and discussion forum on 2026 Comprehensive Plan.

COMPREHENSIVE PLAN ONLINE COMMENTS

- Cascade Palmetto & SF Parkway Intersection

  All the corners and property at the intersection of the Cascade Palmetto Highway and South Fulton Parkway should be included in the Regional, Community or Village Live Work category. That is a major intersection and should be available for retail, commercial or mix use development.

- Fife neighborhood

  Please keep the Fife area zoned as AG-1. There are already multiple farms in this neighborhood and we expect that there will be more. Therefore, we need to keep the area zoned as it is.

- Keep Ono Rd Rural

  Residents of Ono Road, Bear Creek, Hobgood Road, and Wilkerson Mill have consistently voiced support for preserving our community as rural residential and agricultural in comprehensive plan, zoning, and commission meetings. The current Agri-Business Focus Area reflects this vision, but it should be expanded to include nearby properties that remain rural and actively farmed.

CUP development is incompatible with rural and agricultural uses and should not be allowed here. I strongly support extending the agricultural land-use designation to all of these areas and westward to the Chattahoochee Hills border. CUP expansion would threaten the viability of our farms and rural character.

Our community of small farms and large-acreage homes produces vegetables, fruit, honey, hay, beef, chicken, pork, eggs, and more. This is a unique, productive, and beautiful rural areaâ€”one that must be protected for future generations of the City of South Fulton.

- Ono Road Agribusiness Request

  As a local to Ono Road for the last 40+ years, the backbone of this area has been the local cattle farms and large private land lots with small farms down Ono Road. Please help us keep this land as agribusiness instead of rezoning it for other uses. Please help us preserve the history and beauty of this area of South Fulton by including it as agribusiness for future land use. We value this land and are committed to keeping it for future generations to enjoy small farms where wild turkeys, deer, and other wild animals can thrive. Our posterity deserves to enjoy the beauty in nature that we have enjoyed.

- Ono Road

  Please include Ono Road as agribusiness for future land use. Currently there are small farms and homes on large acreage lots. Members of the community produce vegetables, fruit, honey, hay, beef, chicken, pork, eggs, etc. community members have helped establish the South Fulton Young Farmers which helps educate community members in all things agriculturally related for free. This is a beautiful area and worth protecting for future generations of the City of South Fulton.

- Any plan isnt always the best plan

  Comprehensive Plans must thoroughly address line items that are not in full capacity to achieve the greatest outcome for whom it serves, for potential business, and growth of better schools, shopping center, recreation and parks. To promote growth less than that is determental to the longevity and success of the area. We must strive to mirror our cities that achieved the highest level of expansion, growth and with the visibility of such achievements.

- Infrastructure and impact assessments

  Thanks for the opportunity to provide feedback. There could be devastating health implications and strained infrastructure as a result of the triangulation of data centers in the city. When you couple that with the lack of appropriate infrastructure assessments prior to more building, we could experience difficulties that could be avoided with proper assessments and being willing to adjust based on the results. Proper impact studies were not done before approving the many data centers coming to the city and we have more density planned. Please include a limit on the data centers until you can model the impact and allow time to see the impact on residentsâ€™ resources and health before approving more data centers. We also need infrastructure assessments prior to new builds and zone changes.

- Infrastructure

  The officials constantly brag that the CoSF has more than 100,000 residents; however, the infrastructure does not accommodate the residents with all the bulding that has been approved which increase traffic in the city.

  This has caused the city to be dangerous and deadly when traveling these roads.

  The decal lanes are too short and do not accommodate all the growth with the subdivisions. These decal lanes should be reviewed because of the trucks that use these lanes for turning but only accommodate 2 trucks and the other trucks remain parked in the traveling lane wait to turn which is a safety issue.

  It is my understanding that the state only required the decal lane to be 350 feet. With a city of this size and the traffice with all the new construction, our official who is suppose to serve and protect us has never addressed this issue.

  We need our political representative to contact the DOT and address this issue. Traffic patterns have changed along with driving habits and many adjustments need to be made in order to improve the safety of the citizens.

  Look at the infrastructure when approving all these warehouses, data centers and subdivisons.

  Please take time to listen to the people who live in the CoSF and make the effort to make modifications due to the growth of the CoSF.

- High Density Residential on Miles Rd

  We strongly urge city leaders to reconsider the approval of high-density residential development on Miles Rd. This proposal is inconsistent with the character of District 2 and raises several significant concerns for residents:

  Community Character: The Enon Rd corridor and its neighboring streets are established as middle and upper-middle-class, single-family neighborhoods. The area's forests and green spaces are a key part of its appeal.

  Strain on Infrastructure: A high-density development would significantly increase the population in a small area, placing a substantial new burden on our local schools, roads, and other public services.

  Impact on Property Values: There is a strong concern that introducing large-scale apartment complexes will lessen the value of the existing homes in the area and destabilize the neighborhood.

  We believe development in our community should be responsible and compatible with the existing landscape, not detrimental to it.

- Support Focus Area Agri-Business for Hobgood-Ono Roads Area

  Residents of Bear Creek Estates and the properties on and around Hobgood and Ono roads have actively supported maintaining the area as rural residential and agricultural at comprehensive plan, zoning, and commission meetings. The designation of these areas as Focus Area - Agri-Business is consistent with community wishes. But the Focus Area - Agri-Business should be expanded to include more of the adjacent properties that are presently rural and in agricultural use.

  CUP is inconsistent with rural residential and agriculture uses. CUP development should not be allowed in Rural Residential and Agricultural land use areas.

  Blue Zone; Economic Development; Land Use Map

  Longevity is important to families which help improve education and financial benefits to all family member in a society. It appears that these qualities or understanding are lacking and need to dealt with in the CoSF. According to the previous comprehensive plan the south was slated to survive 5 years less than the people who live in the north. This issue exist in the 2025 Comp Plan according to the summary presented by D Murphy.

  The other issue is environmental planning because the developers push to place industrial businesses next to or around the residential housing without regards to the infrastructure, quality of air and other issues that affect the negative quality of life.

  At this point, the future land use map need to be improve and place the industrial warehouse in specific are to lessen the impact and affect the negative quality of life on the residents in the CoSF,

  Citizens in input is vital in making these decisions and should be considered.

  Our lives and longevity does matter.

  Thank you,

- Enon and Miles density

  Why would the city allow high density residential construction on Miles and Enon road? This area is already being overrun with contstruction and the current road inferstructure will become unable to handle the increased traffic.

- Importance of planning and development within our city

  When building or expanding a city, it is crucial to ensure that the necessary infrastructure is established before major growth occurs. Cities that grow faster than their supporting systems often face avoidable and expensive challenges. By prioritizing infrastructureâ€”such as roads, utilities, water and sewer systems, drainage, internet connectivity, and emergency servicesâ€”we create a strong and sustainable foundation for future development.

  Proper infrastructure planning not only supports responsible growth but also prevents traffic congestion, utility overloads, drainage issues, and inconsistencies in essential services. Well-planned infrastructure also helps attract residents, businesses, and long-term investment. People are far more likely to move to or invest in a city when they know that the roads, utilities, and community services are reliable and prepared for future expansion.

  For these reasons, I believe it is vital that our city continues to prioritize infrastructure planning before approving large-scale growth or development. A clear example of the lack of infrastructure is the new development being built on Enon Road and Vandiver. Traffic is already bad, and it is going to become worse. We may build these beautiful homes, but no one is going to come if the proper infrastructure is not in place. Proper schooling is needed, and of course, we also need a hospital. These are all important aspects when building new developments.

  As a resident of Wolf Creek, I love my community and the natural beauty that surrounds it. I do not want to

see overcrowding or a massive amount of development packed onto Enon. I still want to see trees, green space, and the character of our area preserved. Growth is important, but it must be balanced, intentional, and supported by the right infrastructure.

- Too Much Density on Enon

  Please reconsider the planned amount of density. This is not smart growth. We do not even understand the impact of the mixed used development that just started construction and the corner of Campbellton and Camp Creek. Before we create Regional Live Work Play zones let's get through the first five years and evaluate.

- Growth over infrastructure is a disaster!

  As a citizen of the City of South Fulton, I am deeply disturbed by the amount of growth and the lack of infrastructure. The 3 large apartments buildings within 3-5 miles, increase in traffic, more students than our current schools can handle are just a few examples. Growth is needed for our city to thrive but without infrastructure to match growth we are on a trajectory towards disaster. Please STOP until infrastructure and public safety make a drastic improvement.

- Infrastructure Before Growth

  The Comprehensive Plan acknowledges limited pedestrian infrastructure, heavy traffic volumes, and zoning inconsistencies, particularly in Districts 2 and 4. I strongly encourage the City to ensure that future rezonings and development approvals are conditioned upon demonstrated infrastructure capacity â€" including sidewalks, street lighting, stormwater, and traffic improvements. Growth must follow infrastructure, not the other way around. This alignment is essential for public safety, long-term sustainability, and community trust.

- Zoning Districts don't align with Comp Plan Categories

  The CUP zoning district permits up to five units per acre. However, the most intense Comprehensive Land Use Category that identifies CUP as a compatible zoning district only allows up to three units per acre (Suburban Neighborhood I). At this time, there is no Comprehensive Land Use Category that pairs with CUP and supports a density of five units per acre. From a density standpoint, the CUP should be listed as compatible with Suburban Neighborhood II.

- Community Live/Work in a majority flood plain*

  I am excited about development along the river, and making this area in general more live/work/play, but I worry that the topography might get in the way. A lot of the community live work area along the river is a flood plain (green shading). So it looks like this side of town has massive opportunities concerning commercial because it's a big blob of purple - but how much is buildable? Considering this, there might need to be more commercial/mix areas added to the map. Every community needs amenities within walking distance.

- The majority of the residents work outside of COSF

  On Page 46 it states "35,649 people commute to South Fulton for work", "46,946 South Fulton residents commute outside of the city for work.", and "2,586 people live and work in the City of South Fulton".

  Judging by the heat map on Page 44 it's safe to assume that the influx is for warehouse jobs and most COSF residents are not working in these warehouses.

  It's worth gathering more data on this: for the people who commute *out* what jobs are you going *to*?

  Then maybe we can attract those here within the city limits so people don't have to commute so far (that commute is brutal with the traffic).

- Delay Until 2026- New Elected Officials

  Given that there are runoff elections for mayor, District 2 and District 4, and an election for District 35, closing the comment period should be delayed until the new elected officials are seated. Additionally, many residents are distracted by the loss of SNAP benefits, loss of jobs, and loss of pay due to the government shutdown.

- Accessibility for Life, Inc.

  Greetings Councilwoman Gumbs,

  My name is Vernitia A. Shannon. I am the CEO of Accessibility for life, Inc. We are a disability civil rights activist organization. The purpose of this message is to request the City of South Fulton to request the Fulton County Board of Commissioners to provide a hospital with emergency services on the south side of Fulton County. We spoke with the Fulton County Civil Rights Director about this matter. She told us that interested persons should bring citizen concerns to her. She will inform the Board of Commissioners of our request. We have gathered a group of citizens that are interested. We are awaiting the responses from others that we have reached out to about our request. We will submit the request to her before the next meeting of the Board of Commissioners. Please let us know the next steps to address this matter with the leaders of the City of South Fulton. Please respond at the sending email.

  Respectfully,

  Vernitia A. Shannon, CEO

  Accessibility for Life, Inc.

- Old Fairburn & Thaxton Rds

  Voted on approx. $1M; but $4.5 M is allocated from where & how? Residents Not Notified! Reqd Open Records accident reports; Majority of Residents Do Not Want Roundabout! Reqd low-threshold speed bumps & lowering speed from 45 to 25 or 30 on Old Fairburn Road. Requesting COSF Districts 2 & 3 notify & schedule an Emergency meeting for all residents and/or place on Agenda for upcoming City Council meeting!

- Roundabout at Thaxton and Old Fairburn Rd. SPEED BUMPS NEEDED

  I am a senior and have lived on Thaxton Rd for about 30 years. I don't feel that we need a roundabout there, 3 way STOP signs will suffice. However, Our biggest problem is SPEEDING from the corner of Jalliette and Thaxton all the way to Old Fairburn Rd. I am in danger every day as I go across the street to get my mail out of my mailbox. It's difficult coming out of my driveway due to the incline where I can't see a car coming. WE NEED SPEED BUMPS. As soon as drivers get past that last STOP sign near the corner of Jalliette and Thaxton they take off as though this were a Racetrack . They have just recently ran into my neighbor's house on the corner and last year my other neighbor's house. Please look into this ASAP. My Senior neighbors and I are are very concerned

- Pg. 30: Aerotropolis Greenway Plan (Design services)

  November 20S8Under this heading, it mentions Camp Creek Pkwy as a priority trail for South Fulton. I even see where on Pg. 60 it acknowledges that Camp Creek Pkwy has a high level of crashes. I'm hoping someone could point out the "ready framework" that is outlined in this plan that will bring lights to Camp Creek Pkwy as well as what actions will be done to reduce the crashes in this intersection that will support Camp Creek pkwy being a viable trail.

- Clarification

  On pg. 30 of the plan the title reads "Aerotropolis Greenway Plan (Design services) November 20S8." What is 20S8? Or is that a typo and it should be 2028?

- No Need To Rush the Discussion

  While listening to today's City Council Work Session, I was encouraged to hear the SoFu City Council recommend that the CDRA staff push back dates proposed by the Sizemore Group to provide additional comments re the Comp Plan.

  Given the importance of the plan, residents should have plenty of advance notice regarding such critical meetings. Stated another way, two weeks is insufficient.

  Unless there is a penalty, perhaps we wait until 2026? Plenty of time for postcards to be mailed and other communication methods to be properly used. Thanks for your consideration.

- Conservation, green space and agriculture

  I was surprised to see that my entire neighborhood, home to five working farms, zoned AG1, is slated for â€œSuburban Neighborhood.â€ Nobody I have talked to in the Fife Community wants to see that. We are interested in a historic designation and would prefer to be considered a focus area â€œConserve/ Preserveâ€. Furthermore, I want to see guarantees that more tree canopy and watersheds across the city will be protected in perpetuity. This city should take sustainability to the core of every move and become a leader as a green city.

  Lastly, I would like to see Oakley Industrial get a thorough process of rezoning to LIMIT further industrial development. After the area was designated industrial by Fulton County, before our city was formed, Oakley Township brought residential density to Oakley Industrial Blvd. Then came Renaissance now we should be reconsidering just how industrial it needs to be. We have thousands of residents in the area, and a school - we shouldn't be subjecting residents to diesel emissions, semi traffic, and worse. Protect our children's respiratory health, protect our natural resources and improve quality of life by rethinking what development in this area should be about.

- Proposed Gas Station across from Residential homes that rely on well water

  The code below shows how closed the proposed gas station on Stonewall Tell rd to residents homes in which the residents rely on well water and do not want our water contaminated by carcinogen known as benzene that causes leukemia.

  https://share.icloud.com/photos/0b1C6C8Mk-y9ou_wPNCx8YEJQ

- Environmental racism to allow new residential near active rock quarry

  Unless I missed it while reading the new Comp Plan, there doesn't seem to be any statement regarding the prohibition of new residential development near active rock quarries. In the current Comp Plan, new residential is prohibited form being built within a mile of an active quarry, and within a mile and a half with conditions. This regulation was made due to the many structural problems that homes near the Red Oak quarry reported over the last 50 years, and the community outrage over breathing issues experienced by Residents in Sable Glen in the early 2000s. The Late Fulton County Commissioner Emma Darnell fought against this form of environmental racism and Fulton County agreed. The City of South Fulton also agreed when they included this new prohibition in the original Comprehensive Plan and followed through by including it in the zoning code. It would open up the City to potential lawsuits for damages if any new residential were allowed after so much precedent has been set by its own governing rules.

- Lack of Commitment to Commercial/Retail Development

  VAt Zoning hearings, we consistently hear that the community wants more retail and commercial development, and better amenities, and yet, in 84.5% (i.e., all of the residential land use districts, along with the industrial and conservation areas) of the City, you cannot rezone to allow for these uses. This means that residents have to drive long distances to get everyday needs, including food, gas, medicine, etc. This is particularly true in Districts 1-4. Why hasn't the Land Use table been updated to allow for at least neighborhood-type shopping options within residential areas? Doing anything less is simply perpetuating the traffic issues that are consistently raised by residents. You can't reduce traffic and congestion when grocery stores, pharmacies, restaurants, and gas stations are two to 3 miles away from where people live, and everyone is basically going to the same 1 or 2 stores. The plan needs to be adjusted to either allow neighborhood commercial zonings in residential land use areas, or there has to be a significant increase in the number of Village and Community Live Work areas for these uses to be allowed. I don't know of any other City that intentionally prohibits retail and commercial nodes in residential areas.

- Ongoing Concerns RE Planning Department Leadership

  I attended sessions at each of the Comprehensive Plan's stages. While the sessions were reasonably informative, the process felt rushed. Sessions were full, but often included no more than 50 people. For a city as large as SoFu, engagement should have been easier.

  That said, I remain concerned about leadership of SoFu's Planning and Zoning Department. As it stands, they appear to rely on a process is pro-developer and anti-resident. When developers make updates or request changes, the community has no way of discovering such changes until they arrive at a meeting where the project will receive a vote. The Director is reluctant to answer questions -- in person or via email. It is very discouraging. As citizens, we do not possess his expertise. Yet, it fields like he just wants our silence.

  As we move forward, I hope we mean what we say regarding making SoFu a wonderful place for everyone. Thanks!

- Final Drafts Around the City

  The City did a great job of going around asking for feedback prior to creating the maps we see here. Unfortunately, the definitions were not there on the original meetings. We should consider slowing it down and doing another round of meetings for each district.

- Legacy neighborhood Nicholas Acres should be listed as Sub. Neighborhood

  Legacy Neighborhood: Nicholas Acres should be listed as Suburban Neighborhood instead of Suburban II Neighborhood. Nicholas Acres, (consisting of homes on Estes Drive, Ravenswoods Drive, and the homes in between those two roads fronting Buffington) was subdivided and built between 1940-1970s, has septic systems, 50 foot setbacks, lot frontages of 100-115 feet, with lot depths of 180-493 feet, with lot sizes of 18,000 to 49,300 square feet. All of which are zoned for R-3 and fit the description of the Suburban Neighborhood classification.

  Nicholas Acres was the first subdivision built on Buffington Road, and has more in common in lot sizes and builds with the subdivisions built across Morning Creek to its adjacent West (Morning Creek Estates, which is listed as Suburban Neighborhood), which were built at approximately at the same time, using the same builders.

  The legacy neighborhood of Nicholas Acres has less in common (due to lot sizes, etc) with the more recent infill to the south and north of the subdivision.

  This adjustment would follow the COSF Land Use goal #5 (p.109 of Comp Plan) "Preserve and Enhance Legacy Neighborhoods: Preserve, celebrate, and enhance existing neighborhoods."

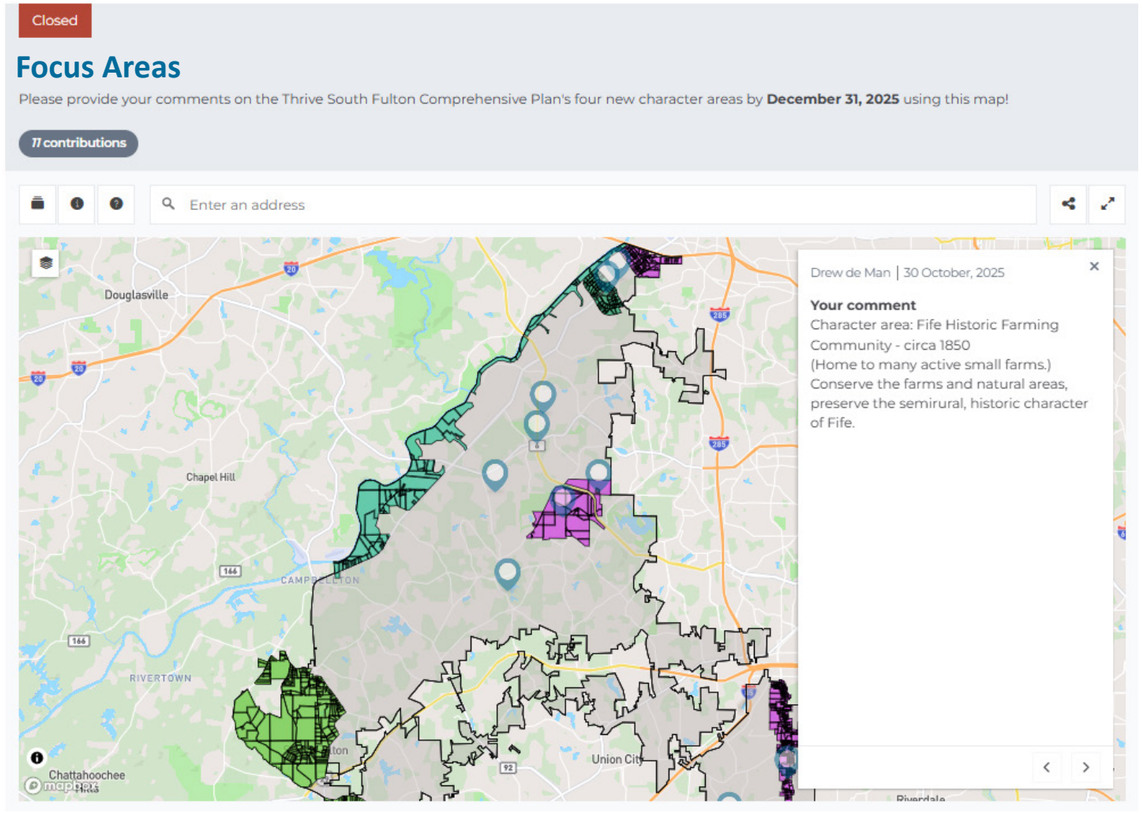
- City-owned greenspace left off of new map

  There is a green space plat that was left off the new map, south of Red Oak Historic District and west of Old National that should be included in the new Comprehensive Plan map. It is referenced as O Estes (13 0096 LL0561), and is located at the end of Estes Drive but also adjoins the end of Ravenswood Drive, off of Buffington Road. In 2024, it was purchased and preserved for the citizens as a conservation easement, by the City of South Fulton, as the only dedicated green space in an under-served area of the City, that is cut off from other areas of the city by Highways 85, 285, and South Fulton Parkway. This 9+ acre pocket park has been passed over by numerous developers over the last 50 years, due to multiple reasons. This lot consists of a rocky, riparian, forested landscape which is crisscrossed with seasonally dry Creek beds and ponds which feed into the tributary of Morning Creek below. The rear of the property features a steep slope that descends to the creek below. It is surrounded on 3 sides by R-3 development, but for some reason has mistakenly (hopefully just a mistake) been listed as Suburban II neighborhood in the proposed new Comp. Plan. Hopefully this can be corrected, as this small plat of green space is vital to the surrounding neighborhoods for air quality, highway sound buffering, and is the only preserved green infrastructure in this corner of South Fulton. The adjoining marshlands and forests lining the creek to the north and south of this plat should also be considered to include as zoned green space in this area, as South Fulton County has their stormwater sewer ROW running alongside this creek.

  This would fall under the Conserve/Preserve land use category designation (p.129) which specifies protecting "floodplains, wetlands, riparian buffers, steep slopes," all of which describe this property.

  Preserving this green space "corrects historic under-investment" in this area and could be incorporated into the Master Trail Plan.

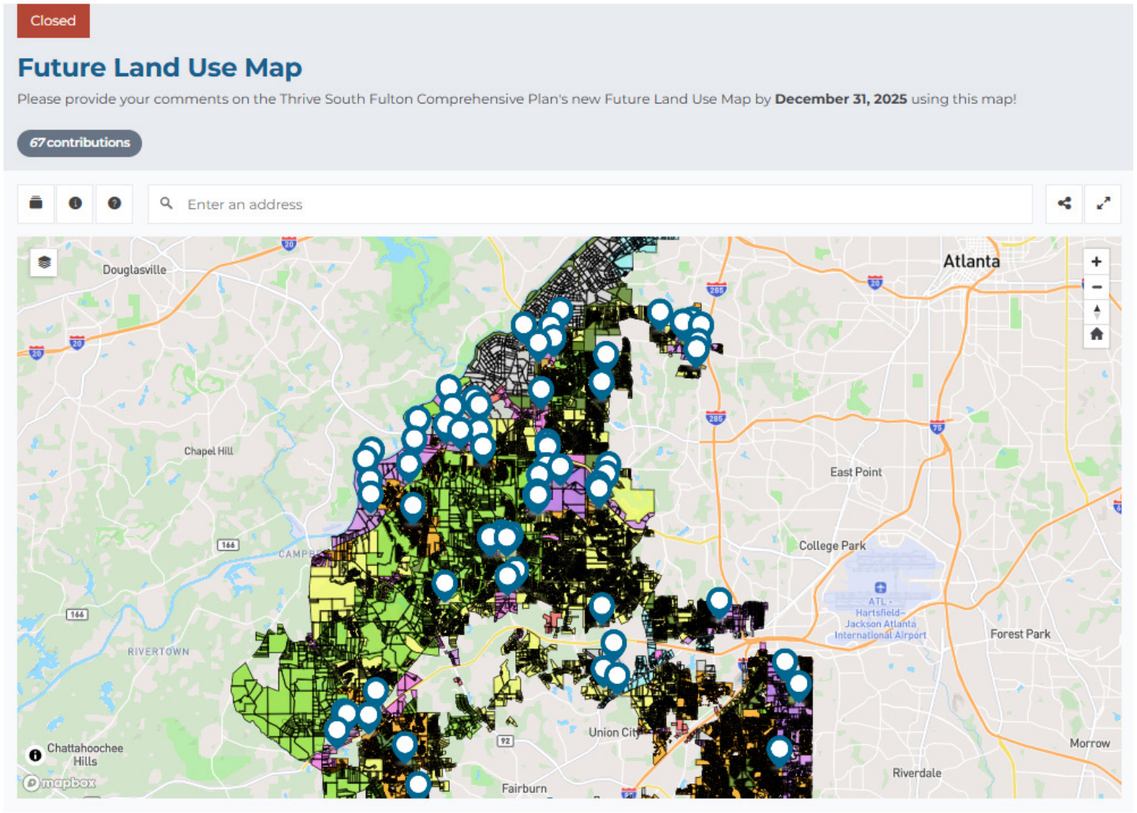
- Map legend - Can you provide if not already provided a color legend description of the land use map
- Map of warehouse and data center location - Can you " over-lay" the locations of the warehouses and data centers



Zoom-able Focus Area Map online with location based commenting options.

FOCUS AREA MAP ONLINE COMMENTS

- Designating an entire corridor as an entertainment district damages future upward growth. A lot of the area is comprised of homes, churches, office and institution entities which are incompatible with night clubs and sports bars. Only the plaza lots have sufficient parking for these activities. A review of city history will show the negative effects of these club scenes. Even other jurisdictions have noise and crime issues with entertainment districts. This designation also deters quality business and commercial development.
- Our area is pretty dense with neighborhoods (which I prefer), but I would love an area that's walkable or that can be biked to. We need safe walk & bike paths on Bethsaida Rd specifically. A park with walk/bike paths, excellent lighting, safety measures; and a food truck area would be nice.
- Keep warehouses, liquor store, gas stations out of the area. Thereâ€™s enough of that on Old National and in Union City.
- Focus area: Fife Historic Farming Community - circa 1850 (Home to many active small farms.)
- Conserve the farms and natural areas, preserve the semirural, historic character of Fife.
- Sidewalks on Reynolds Road (from Campbellton Road to Boat Rock Road) and repaving of the road surface. Especially with a major development coming to Reynolds and Campbellton Roads. And, only one MARTA bus stop at Reynolds and Boat Rock Roads.
- I know development is coming for all four corners of this major intersection. The southwest corner is already far along, and soon the northeast corner will be developed. However, what is the plan for connecting residential communities to these commercial zones? Suggestions: Pedestrian bridges over Camp Creek Parkway, a pathway system supporting safe, alternative transportation (e.g., walking, scooters, bikes), express bus lanes for MARTA on major roadways, and light rail lines (connected to the MARTA transit system) in the city. I mark this specific intersection, but there are several major road intersections in South Fulton that could be more cohesive, pedestrian-friendly, and ideal candidates for South Fulton to start (now!), given the substantial vacant land still available to initiate alternatives to driving everywhere in this city.
- Wolf Creek is the only planned activity on this site. The land is owned by the Rollins the owners of Orkins Pest Control. Is the city planning to purchase the land? In 2020 there and article in the AJC about a city hall project. Other rumors included a hip hop museum. If the city is buying it they should also purchase Wolf Creek Golf Course which is an excellent course that would be an excellent asset and keep it out of the hands of developers who may want to place warehouses in the site as discussed a few years ago.
- Would love for the community to have access to this body of water within walking distance. Maybe build a bridge or area we can walk around this body of water.
- The idea of Film Studios is laudable at the moment that business model is seemingly drying up here in Atlanta and Georgia for the large players. Music Studios, Film Editing, Sound Mastering and Computer Generated Imagery would be a better fit. Additionally to bring in those businesses offering incentives like brief tax abatements and job credits would bolster the effort.
- This area needs to be redeveloped. The seedy gas stations often have loiterers hanging around. I'd like to see development similar to Peachtree Industrial to create a more welcoming environment right off the highway. The area could could be repurposed for entertainment such as bowling alleys or a trampoline park, etc for families.
- We would like this area to remain agricultural and less business,please and thank you.
- What is the justification for extending this "entertainment" district across a four lane divided state hwy?



Zoom-able Future Land Use Map online with location based commenting options.

FUTURE LAND USE MAP ONLINE COMMENTS

- There is no transitional barrier for the single family residents.
- Since this is mostly flood plain, and COSF has a lot of natural beauty - could this be made into a Botanical Garden? Special care would have to be taken (not to mention traffic flow), but it could be a great "play" destination despite the flood plain.
- I am writing to express my concern and opposition to any proposed multi-residential, high-density, or commercial development in or near our community at Short Road and South Fulton Parkway.
- While I understand the desire for growth, I believe that this type of development would negatively impact the character and quality of life that residents in this area value. Increased traffic, noise, and congestion would not only affect daily life but also raise safety concerns for families and children who live nearby. Additionally, such projects could disrupt natural habitats and diminish the open green space that contributes to the beauty and environmental health of our community.
- I respectfully ask that the city consider maintaining this areaâ€™s current designation for low-density, agricultural, or conservation use, ensuring that any future development aligns with the long-term vision of balanced and sustainable growth.
- Thank you for your attention to this matter and for continuing to listen to the voices of South Fulton residents.
- It should be noted that 90% of this is a flood plain. However, it's also owned by the adjoining subdivision so I'm confused as to how it's live/work. It should be noted that 100% of this is a flood plain. It should be noted that 90% of this is a flood plain.
- Pause all rezonings or development around Wolf Creek Amphitheater, Merk/Miles and Enon Rd, until there is a solid plan for consistently operating the amphitheater. The programming and events that take place at the amphitheater, will likely shape the development that is needed to support or enhance that programming and those events. So don't rush to build rental apartments, townhomes, etc. As evidenced by recent election night watch parties, the city needs larger venues suitable for similar events. Small business owners and people who work from home would enjoy having office space, similar to Regus, available for lease or daily/hourly. Currently such meetings are happening at Starbucks. Use a full planned approach to development. Incorporate the amphitheater into the development plan, don't focus on developing around the amphitheater.
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- Before this corridor gets further developed, please consider matching FIB's lane amount. The Hwy narrows at Campbellton Rd. This area has an awesome opportunity to be a "downtown" with community centered mixed use, but the infrastructure needs rethinking asap.
- These lots are active single family lots with houses. They are part of the subdivision, not a live-work area.
- Excited to see the cedar grove park development. We need more walking trails and community areas in the area like this. So I'm onboard for this, but do want to note I'm not seeing any areas for grocery stores, retail or entertainment near this area - the plan feels like those add ons are miles apart from this side of south fulton - would like to see something nearby
- A change.org petition has garnered nearly 1,000 signatures in opposition to industrial on this property (188 acres overall) and City Council voted to deny rezoning this property to industrial in October 2025. The FLUM for this property was amended to Industrial Zone from Suburban Neighborhood in April 2025 before citizens

were aware, and this amendment was done outside of the overall comp plan update process that was going on at that time. Recent public input and Council action clearly indicates this property should not be planned for industrial.

- For "regional live/work" or "community live/work", a percentage should be established for each. Right now this is area is all residential. Maybe I am misunderstanding but I don't know the path forward to making this area live/work properly since developers' focus has been primarily *residential* or industrial.
- Industrial right up against residential? These plots are already zoned residential - shouldn't there be a buffer area between warehouses and people's homes?
- This is another commercial property. Since it sits at the edge of the "warehouse district" can't it act as a transition point to the other mixed use areas?
- I strongly oppose any multi-residential, high-density, or commercial development in or near our community at Short Road/South Fulton Parkway.
- Such development would diminish property values and the established residential character of our neighborhood, disrupt natural habitats and green space that contribute to our communityâ€™s environmental balance and quality of life, increase traffic congestion and create safety concerns for residents and children.
- I request that this land remain designated for low-density, open space, agricultural, or conservation use, ensuring it is not considered for future development incompatible with our existing community.
- I would like to see this area expanded to CUP II - Community with walking trail and amenities to compliment the surrounding community and homogenous density of the existing neighborhoods.
- Marta does not service any of the homes in this region, despite the needs and high population density. While this region has housing that is still relatively affordable to residents, individuals who may qualify for Marta diability or other similar services are not receiving equitable treatment because a busline does not run in this area..
- This area would be well served by commercial properties, especially considering Cedar Grove Road has the infrastructure to support the traffic. Restaurants and grocery stores would be well frequented given the nearby population density, and this would alleviate the overcrowding and traffic at the Cascade Publix plaza.
- Short Road cannot support a large population in this area. The idea that this can be developed in a way that can support commercial or high density residential properties is concerning. This should either be rezoned as suburban or rural.
- I agree with the previous comment/marker on this area and that it needs to be rezoned to "Conserve/ Preserve." It is always a point of contention when someone attempts to develop it (too close to Camp Creek and too close to established residential). And, too close to Westlake High for more development. It's too small for any meaningful development, and in a spot that will cause more traffic headaches with Camp Creek. Maybe Fulton County Schools needs to purchase equipment to expand the school's athletic programs.
- I believe these plats, currently zoned "Village Live Work," encroach too far into the Reynolds Road residential zoning. The more immediate corners at the intersection of Reynolds Road and Campbellton Road (soon to be a roundabout?). Currently, several homes sit on these plats.
- I am commenting but not quite sure of what will be in my area based on this map versus my address. I'll do more digging thank you.
- Designating this area as Industrial mixed use could be exciting for this region or could be detrimental. Does this designation still allow for big box warehouses as well? I would love to see more of a Regional community Live Work or Community Live Work designation due to the proximity to the tennis center and to create another stop on Hwy 29 for residents and visitors alike.
- Bear in mind, cyclists ride this road from Lee Street in Atlanta all the way to Palmetto. If we can create another "Lee & White" in our region, the rising tide would lift all the boats!
- The plaza wasn't initially designed to support the densely populated residential area directly behind it and the growth of the city in general. With the growing popularity of Stanley's, St. James Live, and Bella...as a village live work area, we may better position ourselves to encourage developments that enhance the experiences of the residents and visitors alike.
- Because of the lack of accessibility to public transportation, would this be more appropriately designated as Comminty-live-work? Although Wolf Creek Golf Course is privately owned, they are working on several updates that will enhance the community, which could lend itself to an Avalon-type development.
- I know this is near the site of the new data center in the City, but with this designation, it may be a missed opportunity to pursue industrial mixed-use developments. Being so close to our beautiful tennis center, this would be an ideal opportunity for a small entertainment district that patrons of the tennis center would undoubtedly utilize.
- This is the South Fulton Tennis Center, another hidden gem in the City of South Fulton. Does the suburban neighborhood designation allow for any paved trail build-outs? Another way to activate this amazing asset would be to incorporate a walking trail around the tennis facility that residents and visitors could enjoy.
- This area must be developed strategically. The Aerotropolis Nature Park is a hidden gem in the City of South Fulton. We need to be especially careful about the kinds of development we allow here. The park includes a natural trail that is an asset to thoughtful and intentional community development.
- This is the future site of the Red Oak Welcome Center, but it's identified as Industrial. Would an Industrial Mixed-Use designation be more appropriate? In addition to the welcome center, there is an opportunity to curate a town square that could foster the development of a brewery/distillery (i.e. DOMA in Chamblee) while also allowing for retail and office space.
- Take a close look at the parcels off Fairburn Road, the rugby field access is off Fairburn Road and cannot be accessed from Cascade so we need to make sure that is shaded green.
- This parcel should be R3 as well
- Change to Conserve Preserve - This is South Utoy Creek and is not buildable
- Identify as conserve preserve, this is greenspace and backs up to Utoy Creek
- GIS System needs to be updated to identify as a COSF Fire Station, no longer operated by Fulton County,
- Several residents of this area have petitioned to become a Agricultural Neighborhood.
- This should be designated as the entertainment district on FIB versus the area currently identified. This would be a new area with clubs, restaurants and access to the Chatahoochee River
- Can we add sidewalks and bike lanes down Campbellton Rd to Camp Creek. Kids walking from West Lake should have a safe place to walk and we should be able to walk to Publix and other destination without getting into our cars. Let's make South Fulton a moving, healthy city.
- Can we add sidewalls and bike lanes down Stonewall Tell Rd to Bulter Rd.
- This portion of cascade palmetto needs street lights
- The grey means Industrial right?
- According to `https://qpublic.schneidercorp.com/Application.aspx?AppID=936&LayerID=18251&PageTypeID=1&PageID=8153&KeyValue=09C140000600124`, this particular lot is designated as:

  Parcel Number - 09C140000600124
  Location Address - 6777 FULTON INDUSTRIAL BLVD SOUTH FULTON
  Legal Description
  Property Class: C5 - Commercial Large Tracts
  Neighborhood - C501
  Tax District - 55
  Zoning - AG1
  Acres - 41.32

  Does it need to be rezoned to match planning? Could it be kept commercial to supplement the needs of the area? We already have so much industrial....

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- What are the plans to make the nearby suburban and suburban II neighborhoods walkable areas to the proposed village live work areas. (ie. Sidewalks, bike lanes, etc.)
- What traffic considerations are being planned for these areas?
- Very excited to see this area developed. Any timeline on Westwood?
- This appears to be an obvious conservation lot. Yet it's being developed for housing. A missed opportunity for conservation.
- This 4.7 acre tract is part of a Mixed-Use zoning of 63 acres at the SW Quadrant of -285 and Cascade Road approved by Fulton County prior to COSF Cityhood. The approved uses include 297 varied residential units, 65,000 sf commercial, and 10 acres of park and recreation land. The green space to the east is not in fact green space but rather area zoned for residential and commercial. In keeping with the current zoning and close proximity to I-285, the 4.7 acres should be placed in the Community Live Work section of the CDP.
- This 3 1/2 acre parcel is a vital pin corner surrounded by 3 roadways (including Camp Creek Parkway) Part of the tract is zoned Industrial. It has always been considered an opportunity to be a Gateway to Sandtown Center with opportunities for community scale retail (bank, restaurant, etc). Sand- town Center is the most prominent mixed-use LWP site in District 1
- Site should be Community or Village designation in CDP. There already exists a rare median cut on Camp Creek which will likely provide a traffic light as Sandtown Center completes development
- Another desire to add significant traffic to the round about area. At some point we have to conserve greenspace. Additionally, is there a sidewalk plan to enhance mobility and walkability in this city? The current sidewalks lead to no where. Where is the trail plan overlayed on this map?
- This should be residential, a house currently sits on the property.
- Look at the corner of this intersection at FIB and Boat Rock at all four corners, at least two of them may be zoned for commercial. This makes sense given its proximity to residential.
- Should all these lakes in Loch Lomond be shaded accordingly versus the light green color
- This is the current location of the Slate apartments and has already been developed.
- The two continguous areas that are currently shaded purple community live work currently has townhouses and apartments on them, and should be probably be shaded suburban II.
- This are should probably be corrected to reflect current conditions, this are multi-family housing there versus mixed used village.
- Will there be another vote for speed bumps on this stretch of Scarborough rd. The constant speeding and semi-trucks are a nuisance.
- We are currently pursuing a project to develop our 9 arces into a mixed-use property with commercial, community and residential space with a smaller worshipping space.
- What does the purple area indicate? I think it said regional live work. I donâ€™t know what that means.
- The planned road improvements may be sufficient to handle the current volume, but it is not sufficient to handle the level of density planned for here. May I suggest we reduce this to Suburban Neighborhood for the next 5 years to get an understanding of the increased volume that is already here. While I would love to preserve the second horse farm, I am respectful that the owners may want to sell and this would not limit their ability to identify a developer should the desire arise. Ideally, it would be left Rural/Ag.
- This land was recently welcomed as a nature trail. Can we leave it Green to conserve?
- For the sake of limiting density, reducing traffic, and limiting emmissions around our schools can we consider keeping this area AG and Residential and not introduce more commercial to the area? Remember this area contends with truck traffic from Union City on the back side which we cannot control unfortunately.
- Butner road needs sidewalks..please,please pedestrian sidewalks.
- Apartment buildings do not belong in this suburban neighborhood. Please, and thank you.
- Why would we even allow development right next to a former dump site? Why are we setting the stage for Fulton County to sell this land to a developer who could easily come in and build townhomes or starter homes in an area not environmentally friendly.
- Please consider conserving this area in the future (ideal for a trail). Even with widening of Butner development of this area could add easily 300-400 cars per day or AG/Rural to limit the increased burden on the local schools and streets.
- This property was recently re-zoned as Suburban II neighborhood. Wat /why has it changed?
- What happened to the conservation easement that is in this general area?
- How is this area, which is almost exclusively residential, changed to community/village Live/work?
- How can this property that is zoned 1-2 units per acre be re-classified 2-3 units per acre?

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THRIVE SOUTH FULTON

2026 COMPREHENSIVE PLAN APPENDIX

Prepared by Sizemore Group in association with Kimley-Horn and Sycamore Consulting

Unless otherwise specified, all images are provided by the consultant teams or courtesy of City of South Fulton.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Second Read and Request Council Approval of An Ordinance - Case T26-002 To Amend The City Of South Fulton Zoning Ordinance For The Purpose Of Amending Regulations Related To Home-Based Businesses.

Staff Recommendation: Approval
Planning Commission Recommendation: Approval with Conditions

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2026-_____**

AMENDMENT

AN ORDINANCE TO AMEND THE CITY OF SOUTH FULTON ZONING ORDINANCE FOR THE PURPOSE OF AMENDING REGULATIONS RELATED TO HOME BASED BUSINESSES; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, pursuant to City Charter Section 3.10 (b), the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort and well-being of the inhabitants of the City; and

WHEREAS, The City Council of the City of South Fulton finds that the regulations relate to Home Based Businesses should be amended and updated to support modern occupations while ensuring the character of residential areas is protected; and

WHEREAS, the Mayor and City Council of the City of South Fulton find that this Ordinance is in the best interest of the public health, safety, and welfare.

THE CITY COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. That Sec. 303.11 (Home Occupations) of Article 3 (Restrictions of Particular Uses) of Appendix C (Zoning), is hereby deleted in its entirety and replaced to read as follows:

"Sec. 303.11. - Home occupations.

(a) P*urpose.* A home occupation is an accessory use which is incidental to the use of the dwelling for residential purposes. Regulations governing home occupations are intended to protect residential districts from commercial encroachment, maintain the character of the neighborhood, prevent an undue increase in traffic or parking problems on local streets.

(b) *Location.* The operation of home occupations shall be limited to the dwelling unit (including the basement and attached garage).

(c) *Alteration of structure.* No residential structure shall be altered or added to in such a manner that the alteration would conflict with the residential nature of the structure were no home occupation in use.

(d) A home occupation's operation and employees are limited to members of the resident family and no more than two (2) on-site non-resident employee at any time. The business may have additional remote employees that do not work at the residential dwelling.

(e) The resident of the premises shall not rent space to others in association with a home occupation.

(f) The smaller of 25 percent or 750 square feet of the gross floor area of a dwelling unit may be used for activities devoted to the home occupation.

(g) Accessory buildings and structures may not be used for the home occupation.

(h) See Article 7 for sign requirements in residential zoning districts.

(i) There shall there be no storage, display or activity associated with the home occupation visible outside the structure.

(j) *Vehicles and Parking*. No more than two commercial vehicles used in conjunction with the home occupation may be parked on the premises at any time. For purposes of this article, a 'commercial vehicle' is defined as a duly registered and licensed vehicle used to transport passengers or property in furtherance of a commercial enterprise. A specialized vehicle (as defined in Sec. 607.03) is not a commercial vehicle.

(k) *Vehicles and Parking*. In accordance with Sec. 607.01(c), commercial trucks and heavy vehicles (including medium and heavy-duty trucks, semi-trucks, tractor trail flatbed trucks, tow trucks, box trucks, and delivery trucks and vans) and/or trailers shall not be stored or parked in any agricultural or residential zoning district unless engaged in moving household goods or making deliveries.

(l) *Vehicles and Parking*. Nothing in this section shall exempt a home occupation, or related residential property, from the regulations contained in Sec. 3-6009 of the South Fulton Code of Ordinances.

(m) No goods, materials, supplies or items of any kind can be delivered either to or from the premises in connection with the home occupation except in a passenger automobile or by a residential express mail company (UPS, FedEx, etc.). No deliveries to or from the premises shall be made by tractor trailer or semi-truck.

(n) *Prohibited Uses*. The following uses are prohibited: auto repair or similar operations, eating and drinking establishments, keeping of animals, funeral homes, motel type establishments, medical or dental office (other than psychiatry/psychology, or telemedicine), and private clubs.

(o) *Retail activities.* Generally, only handmade items, crafts made in the home and incidental items offered in conjunction with approved services may be offered for sale on the premises. No other goods, products or commodities bought for the express purpose of resale shall be sold at retail or wholesale on the premises, nor shall such goods or products be stored or displayed on the premises or distributed to other locations. This provision is not meant to prohibit the storage of goods sold through a mail-order or online sales business as long as the storage of those goods does not violate any other provision of the South Fulton Zoning Code.

(p) No more than two customers, clients or pupils shall be permitted on the site at any one time (except for Family Day Care Home occupations, where no more than six clients are allowed).

(q) Resident participants in a home occupation must possess, and present upon request, any appropriate occupational or professional licensing required by state or federal agencies.

(r) No home occupation shall generate traffic, sound, smell, vibration, light, or dust that is offensive.

(s) Home occupations must exclude the use of instruments, machinery or equipment that emit sounds (i.e. musical instruments, sewing machines, saws, drills) that are detectable beyond the dwelling unit.

(t) No home occupation shall be operated so as to create or cause a nuisance.

(u) See Section 303.06 for Family Day Care Home requirements."

Section 2. That Table 2-5 Accessory and Temporary Use Table: Non-Residential Districts of Sec. 207.06 (Use Table), of Sec. 207 (Uses Allowed in Each Zoning District), of Article 2 (Use of Land), of Appendix C (Zoning), be amended as follows:

Principal Uses ↓ Zoning Districts →	AG-1	C-1	C-2	O-I	MIX	M-1	M-2	*For Restrictions See Sec:*
ACCESSORY USES								
Home Occupation, excluding Family Day Care home (see under Institutional Uses)	A				A			303.11

Section 3. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 4. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

Section 5. The City Attorney, City Clerk and contracted City Codifier are authorized to make non-substantive formatting and renumbering edits to this ordinance for proofing, codification, and supplementation purposes. The final version of all ordinances shall be filed with the clerk.

Section 6. The effective date of this Ordinance shall be the date of adoption unless provided otherwise by the City Charter or state and federal law.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Request Council Approval of A Zoning Resolution for Case U26-004: An application by Hai T Nguyen c/o John Dang requesting a Special Use permit to change ownership of an existing nail salon in the MIX (Mixed Use District/Cliftondale Overlay District) at 3220 Butner Road, Suite 136 (Parcel ID: 14F0073 LL0800). City Council District: 2

Staff Recommendation: Approval Conditional
Planning Commission Recommendation: Approval Conditional

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

OFFICE OF THE CITY MANAGER
SHARON D. SUBADAN, ICMA-CM, MPS, CPM
CITY MANAGER

COMMUNITY DEVELOPMENT& REGULATORY AFFAIRS
Reginald McClendon, J.D., AICP, CPM
Managing Director

HONORABLE MAYOR & CITY COUNCIL

CARMALITHA GUMBS
MAYOR

DR. CATHERINE F. ROWELL
DISTRICT 1

AARON JOHNSON
DISTRICT 2

HELEN ZENOBIA WILLIS
DISTRICT 3

JACEEY SEBASTIAN
DISTRICT 4

KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO: Mayor & City Council

FROM: Department of Community Development and Regulatory Affairs
Planning & Zoning Division

SUBJECT: **U26-004: 3220 Butner Road, Suite 136**

MEETING DATE: April 15th , 2026

Hai T Nguyen c/o John Dang requesting a Special Use Permit to change ownership of an existing nail salon in the MIX (Mixed Use District/Cliftondale Overlay District) zoning at 3220 Butner Road, Suite 136 (Parcel Id: 14F0073 LL0800).

City Council District: 2.

STAFF RECOMMENDATION: APPROVAL CONDITIONAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL CONDITIONAL

APPLICATION INFORMATION

Applicant Information:	Hai Thi Nguyen c/o John Dang
Status of Applicant:	Agent
City Council District(s):	2
Parcel ID Number:	14F0073 LL0800
Area of Property:	19.21 acres
Existing Zoning:	MIX (Mixed Use District)/Cliftondale Overlay District
Current/Past Use of the Property:	The suite is currently being operated as Butner Nails, a nail salon.
Prior Zoning Cases/History:	2002Z -0012

SPECIFIC INFORMATION

REQUEST

Hai T Nguyen c/o John Dang requesting a Special Use Permit to change ownership of an existing nail salon.

PROPERTY LOCATION

The suite is located within the Camp Creek Village Retail & Townhomes.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban I Neighborhood as designated in the 2021 South Fulton Comprehensive Plan.

ADJACENT ZONING AND LAND USES

North: R-3 (Single Family Dwelling District) & AG-1 (Agricultural District)/ Cliftondale Overlay District
South: MIX (Mixed Use District)/Cliftondale Overlay District
East: MIX (Mixed Use District)/Cliftondale Overlay District
West: MIX (Mixed Use District)/Cliftondale Overlay District

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on February 2nd, 2026, at 6:00pm. The applicants presented their Special Use plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on February 25th, 2026, to notify the public that Case U26-004 would be heard at the Planning Commission Meeting on March 18th, 2026, and at the City Council Public Hearing on April 15th, 2026.

The applicant placed a notification sign in front of the subject property on February 25th, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

Sec. 509. - Cliftondale Overlay District.

Standard of review for proposed rezoning (City Code, Appendix C, Sec. 803.06):

1) Is the proposed use consistent or inconsistent with the Comprehensive Plan?

The Comprehensive Plan identifies this area as the future land use designation of Suburban I Neighborhood. While this character area is characterized by medium density housing, the suburban character area, in general, allows for mixed-use developments.

2) Is the proposed use consistent with the supplemental plans adopted by the City Council, such as/or revitalization or economic development plans?

N/A – no supplemental plans have been adopted by the City Council.

3) Is the proposed use compatible with the adjacent land uses and zoning districts?

The change in ownership for the nail salon does not change the nature of the existing uses to the subject property.

4) Does the proposed use on violate local, state, and or/federal statues, ordinances, or regulations governing land development?

The proposed use does not violate local, state, and federal statues, ordinances, and regulations.

5) What is the effect of the proposed use on vehicular and pedestrian traffic flow and safety, along adjoining streets?

The operation of the existing nail salon does not change the current flow of vehicular and pedestrian traffic on the adjoining streets.

6) Is the screening adequate to protect adjacent uses from any negative impacts of the proposed use?

This suite is within an existing development with multiple businesses.

7) Can outdoor lighting be used so as to not interfere with surrounding uses?
Outdoor lighting must be consistent with that of a commercial development and therefore would not interfere with surrounding uses.

8) Does ingress and egress to the property reduce negative impacts of the proposed use or enhance safety?

This property is accessed from Butner Road or Sultana Way.

9) Will the number, size, and type of signs proposed for the site have any negative impact on traffic or surrounding property uses?

No signs are proposed.

10) Is off-street parking space adequate? Will they be properly located to reduce any negative impact on surrounding property uses?

Off-street parking is provided for the subject property.

11) Does the use have sufficient space to operate its activities?

The subject property has sufficient space to operate a nail salon

12) Are there any negative environmental impacts which should be considered, for example, topography, special geological features, soil, water runoff, air pollution, water pollution or contamination, wetlands, etc.?

No new development is being proposed to incur environmental impacts.

13) Availability of other land suitable for proposed use and effect on balance of land uses;

The proposed use does not affect the balance of land uses.

14) Effect on character of the neighborhood;

There should be minimal effect on the neighborhood.

15) Effect on adjacent property;

There should be minimal effect on the adjacent property.

16) Economic use of current zoning;

The MIX (Mixed Use/Cliftondale Overlay District) district has numerous allowed uses that support the economic viability of the subject property.

17) Other conditions
Recommended Conditions:
1. That the Special Use Permit is not transferrable.
2. That the permittee is required to maintain a valid South Fulton business license to operate a special use for a nail salon.

PUBLIC PARTICIPATION

The applicant hosted a public participation meeting at subject property on March 2nd at 1pm. The applicant states that no concerns or issues were brought up or addressed.

STAFF RECOMMENDATION

Zoning petition 2002Z-0012 allows retail, service commercial, and/or office and accessory uses. Nail salons fall under the category of service commercial as a personal service. However, the City of South Fulton mandates, in the zoning ordinance, that all nail salons receive a special use permit. These special use permits are non-transferable, leading to the applicant for this case seeking one to take over the ownership of Butner Nails, an existing and operating business.

Recommended Conditions:
1. That the Special Use Permit is not transferrable.
2. That the permittee is required to maintain a valid South Fulton business license to operate a special use for a nail salon.

Staff recommends **APPROVAL CONDITIONAL** based on these factors.

PREPARED BY: Victoria Young, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

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3220 Butner Road, Suite 136 - Aerial Map

The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.

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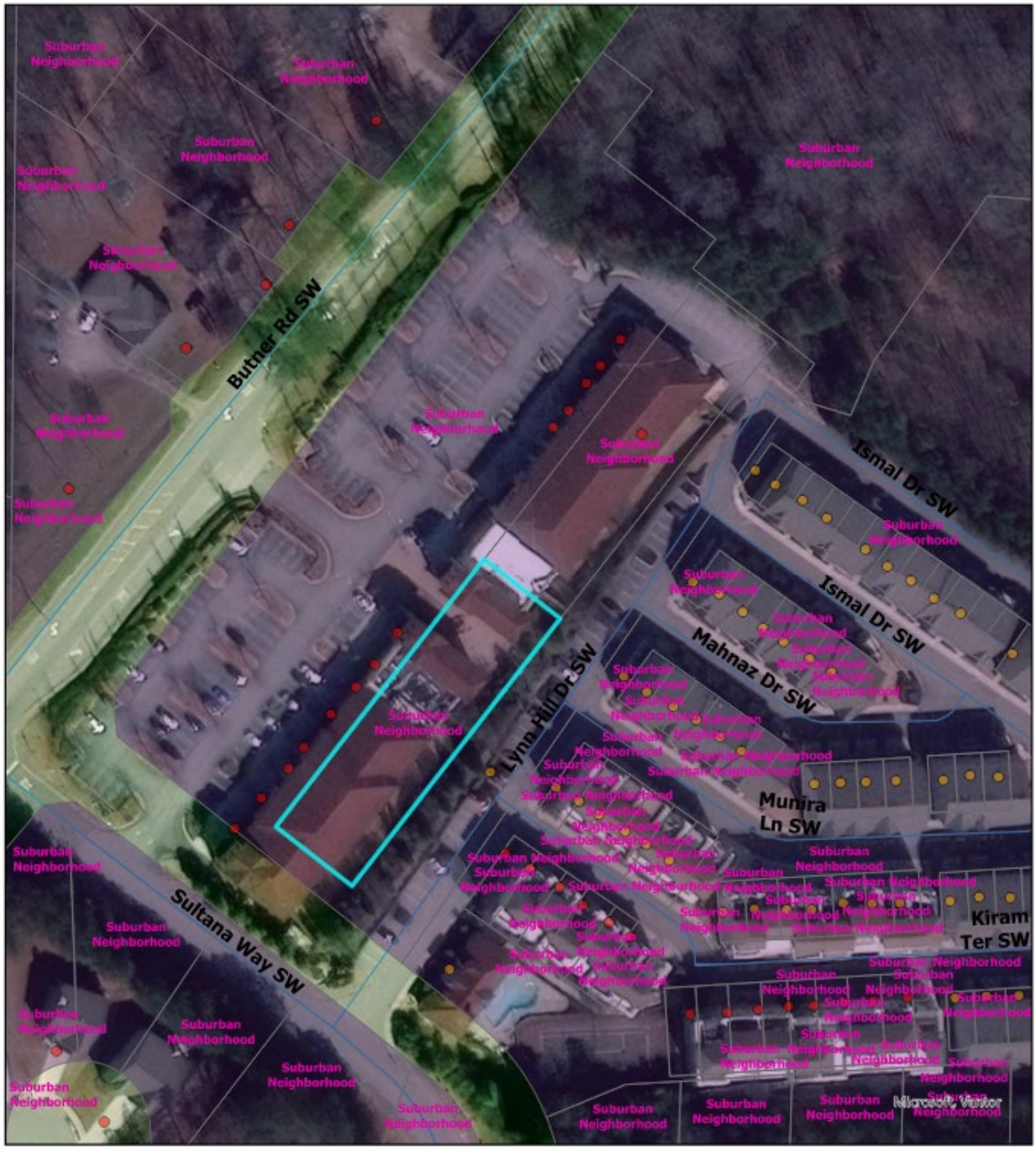
3220 Butner Road Suite 136 - Zoning Map

The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.



3220 Butner Road Suite 136 - Future Land Use Map

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The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.

PUBLIC PARTICIPATION PLAN REPORT
FORM E

Applicant: Hai T Nguyen Petition No. U 26-004

Date: 03-02-2026

1. The following parties were notified of the requested rezoning/use permit:

The list of 1227 people sent to us by the planning department and Victoria young

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)

The meeting at 3220 Butner Rd # 136A, Atlanta GA 30331, MARch 2nd at 1 pm

3. The following issues and concerns were expressed:

There is No Concern by participants on the meeting date

4. The applicant's response to issues and concerns was as follows:

There is No issues and Concerns.

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I

Gross Density
Suburan I
Up to 3 Units per acre

Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Second Read and Request Council Considertaion of A Zoning Ordinance for Case Z26-005/ CDP26-002: An application by Delores A. & Robert A West c/o Dani Blumenthal, Gaskins + LeCraw requesting a rezoning from AG-1 (Agricultural/ Old National Highway Overlay District) to CUP (Community Unit Plan/ Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detaches homes on 13.83 acres at 3665 & 0 Jonesboro Road (Parcel ID: 09F130000595413, 09F130000591065 & 09F130000591800). City Council District: 5.

Staff Recommendation:
Z26-005 - Denial
CDP26-002 - Denial

Planning Commission Recommendation
Z26-005 - Denial
CDP26-002 - Denial

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

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KEOSHA B. BELL
DISTRICT 5

NATASHA WILLIAMS-BROWN
DISTRICT 6

LINDA BECQUER PRITCHETT
DISTRICT 7

TO	City of South Fulton Mayor & Council
FROM:	Department of Community Development and Regulatory Affairs Planning & Zoning Division
SUBJECT:	**Z26-005/CDP26-002: 0 & 3665 Jonesboro Rd**
MEETING DATE:	April 15, 2026

The applicant is requesting a rezoning requesting a rezoning from AG-1 (Agricultural District/Old National Highway Overlay District) to CUP (Community Unit Plan District/Old National Highway Overlay District) 0 & 3665 Jonesboro Rd (09F130000595413, 09F130000591065, & 09F130000591800) at with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detached homes on 13.83 acres. (Council District 5)

STAFF RECOMMENDATION: DENIAL (Z26-005)
DENIAL (CDP26-002)

PLANNING COMMISSION RECOMMENDATION: DENIAL (Z26-005)
DENIAL (CDP26-002)

APPLICATION INFORMATION

Applicant Information:	Delores A. & Robert A. West c/o Dani Blumenthal, Gaskins + LeCraw
Status of Applicant:	Applicant
City Council District(s):	5
Parcel ID Number:	09F130000595413, 09F130000591065, & 09F130000591800
Area of Property:	13.83 0Acres
Existing Zoning:	AG-1 (Agricultural District/Old National Highway Overlay District)
Current/Past Use of the Property:	Vacant
Prior Zoning Cases/History:	None

SPECIFIC INFORMATION REQUEST

BACKGROUND

The applicant is requesting a rezoning requesting a rezoning from AG-1 (Agricultural District/Old National Highway Overlay District) to CUP (Community Unit Plan District/Old National Highway Overlay District) with a future land use amendment from Suburban II Neighborhood to Suburban I Neighborhood to develop a single-family residential community with 41 detached lots, internal public streets, a centralized mail kiosk, a stormwater detention pond, and a small gathering space/amenity area.

PROPERTY LOCATION

The property consists of a 13.83-acre parcel located on the north side of Jonesboro Rd and west side of the Georgia power company easement, lying and being in Land Lots 59 of the 9th District, Fulton County, Georgia. The property is in Council District 5.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban Neighborhood as designated in the 2021 South Fulton Comprehensive Plan, which does support the proposed zoning. The Suburban II Neighborhood allows up to 8 units per acre. The proposal is to rezone CUP to permit residential development at a density of approximately 2.96 units per acre. However, the Applicant is seeking to amend the Future Land Use Designation from Suburban II Neighborhood to Suburban I Neighborhood, therefore if the amendment passes, it will support the proposed rezoning.

ADJACENT ZONING AND LAND USES

North: Union City

South: AG-1 (Agricultural District/Old National Highway Overlay District)

East: AG-1 (Agricultural District/Old National Highway Overlay District)

West: SH (Senior Housing District/Old National Highway Overlay District)

COMMUNITY AND PROPERTY OWNERS NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on February 2, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees, and a few residents spoke in opposition to the development offering amendments.

Staff placed the required notice of public hearing in the South Fulton Neighbor on January 28, 2026, to notify the public that Case Z26-005/CDP26-002 would be heard at the Planning Commission Meeting on March1 8, 2026, and at the City Council Public Hearing on April 15, 2026.

Staff placed a notification sign in front of the subject property on January 28, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS

- Sec. 511. - Old National Highway Overlay District.
- Sec. 404.03. - CUP community unit plan district.
- Sec. 405.01. - Landscape strip and zoning buffer requirements.

Standard of review for proposed rezoning (City Code, Appendix C, Sec. 803.06):

1) The suitability of the subject property for the zoned purposes;

The property supports the size and intensity of the proposed use. The proposed zoning district is not supported by the Future Land Use Map; However, the applicants are also requesting an amendment to the Future Land Use Map from Suburban II Neighborhood to Suburban I Neighborhood. Therefore, if the amendment passes, it will support the proposed rezoning.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

The current AG-1 zoning does not diminish the unimproved property value.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

Maintaining the existing zoning protects public health and safety by limiting development intensity in an area constrained by environmental features, pipeline easements, and limited roadway access. However, the proposed rezoning does not diminish property values of the underutilized development along a major corridor.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

Providing a wide diversity of housing types and affordability is the intent of the Suburban Neighborhood I future land use designation, while encouraging civic uses such as schools, places of worship, community centers, and facilities. While the proposed development offers 41 detached dwellings. There are other zoning districts compatible with the current future land use. Staff does not anticipate any hardship for the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

Staff has no knowledge of any prior development on the property.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed zoning will permit a use that is suitable for the development of adjacent and nearby properties within City limits, because abutting properties are zoned and utilized as residential and agricultural nearby.

7) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposal will not adversely affect the use or usability of nearby property.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

According to the Code of Ordinance Sec. 207.06. - Use table the property does have reasonable economic use as currently zoned. However, CUP provides a residential component that aligns with the housing need identified in the City of South Fulton Housing Assessment.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The extent of burden this proposal will cause existing infrastructure is unknown to Staff at this time. The zoning proposal is less intense than the allowable gross density for residential as stated in the City's Comprehensive Plan for the subject property if granted approval for CDP amendment.

10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

The zoning proposal is not currently in conformity with the 2021 Comprehensive Plan. The property is in the Suburban II Neighborhood character area; however, they are applying to amend their future land use to Suburban Neighborhood I. The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas.

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

No other conditions are known to Staff at this time that would affect the use and development of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

The zoning proposal does not propose a use that is, or can be, considered adverse to the environment or the natural resources, environment and citizens of the City of South Fulton. The applicant has stated the floodplains, wetlands, and streams will be protected in accordance with City of South Fulton regulation. All steams will be protected by a 75' undisturbed stream buffer and additional 25' impervious setback with an addition 10' landscape easement along the entire frontage along Jonesboro Road

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PUBLIC PARTICIPATION

The public participation meeting was held virtually due to inclement weather on January 26, 2026 at 6:00pm via zoom. There was a total of 5 people in attendance. The applicant stated no issues or concerns were raised at the meeting.

STAFF RECOMMENDATION

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density. The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

The Suburban I Neighborhood Character Area supports the following: R-3,R-3A,R-4A, CUP, NUP and SH.

The Suburban II Neighborhood Character Area supports the following zoning districts R-3, R-3A, R-4,R-4A,R-5, R-5A, TR, MIX and NUP.

Therefore, the CUP rezoning request would be supported in the Suburban I Neighborhood Character Area if the amendment passes.

Regarding the proposed zoning, The Community Unit Plan district is described in the South Fulton Zoning Code as follows:

CUP Community Unit Plan District. The CUP District identifies land areas for a variety of housing types, including single-family and multi-family uses, within a planned community setting. The CUP District is intended to:

1. Encourage the development of large tracts of land as planned communities;
2. Encourage flexible and creative concepts in site planning;
3. Preserve the natural amenities of the land by encouraging scenic and functional open areas;
4. Provide for an efficient use of land;
5. Provide a stable residential environment compatible with surrounding residential areas; and
6. Protect neighboring properties by requiring larger peripheral lots adjacent to larger lot developments.

The purpose and intent of the Old National Highway Overlay District is as follows:

a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Old National Highway Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Old National Highway District in accordance with the provisions herein.
b) The Old National Highway Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.
c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable

development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.
e) In consideration of the character of the Old National Highway District, the regulations in this Section 511 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

While residential development may be appropriate in this general area, the requested rezoning goes against the future land use and does not reflect the minimum change necessary to allow reasonable amendment as the supported Suburban II Neighborhood Character areas may suffice for the proposed development of 2.96 dwelling units per acre. Furthermore, the subject property primary access is proposed from Georgia State Route 138 (Jonesboro Road), a GDOT-maintained speed limit of 55 mph. Staff express concerns with the site plan regarding turning lanes entering and exiting the proposed subdivision.

However, the applicant has made further revision to add an addition 10' landscape easement along the entire frontage along Jonesboro Road with shadow box fencing. The applicant also states the amenity area will include a covered pavilion and tot lot; and addition to reducing the rear setbacks to provide space to accommodate ranch homes. Noting, Lots 1, 11, 12, 18, 23, 24, 32, and 35 are widened to accommodate the ranch style homes with 2-car garages. While a gathering space will be added adjacent to lots 17 and 18 in addition to amenity area located by the mail kiosk. If the proposed rezoning is approved.

Staff recommends **DENIAL** based on these factors for Rezoning.
Staff recommends **DENIAL** based on these factors for Community Development Plan.

PLANNING COMMISSION RECOMMENDATION: **DENIAL (Z26-005)**
DENIAL (CDP26-002)

PREPARED BY: Adriana Echols, Planner
REVIEWED BY: Reginald McClendon, Director, CDRA

Proposed Zoning Conditions by applicant – Z26-005/CDP-002

To the owner's and developer's agreement to abide by the following:

1. To the revised Site Plan received by the Department of Community Development and Regulatory Affairs on 3/2/2026 (dated 2/25/2025). Said Site Plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution, Subdivision Regulations, and these conditions prior to the approval of a Land Disturbance Permit.

2. The development shall not exceed 3 units per acre or 41 units.

3. Single-family dwellings only.

4. Development Standards:
   a. Maximum number of lots – 41
   b. Front setback – 20'
   c. Side setback – 5'
   d. Side corner setback – 15'
   e. Rear setback – 10'

5. Provide a 100' zoning buffer along property boundary adjacent to a municipal jurisdiction adjacent to the City of South Fulton (Union City), in compliance with Code Section 405.01(2) and in conformance with the Zoning Site Plan.

6. There shall be a mandatory HOA to own and control all undisturbed buffers, greenspace, and other open space/common areas and amenities.

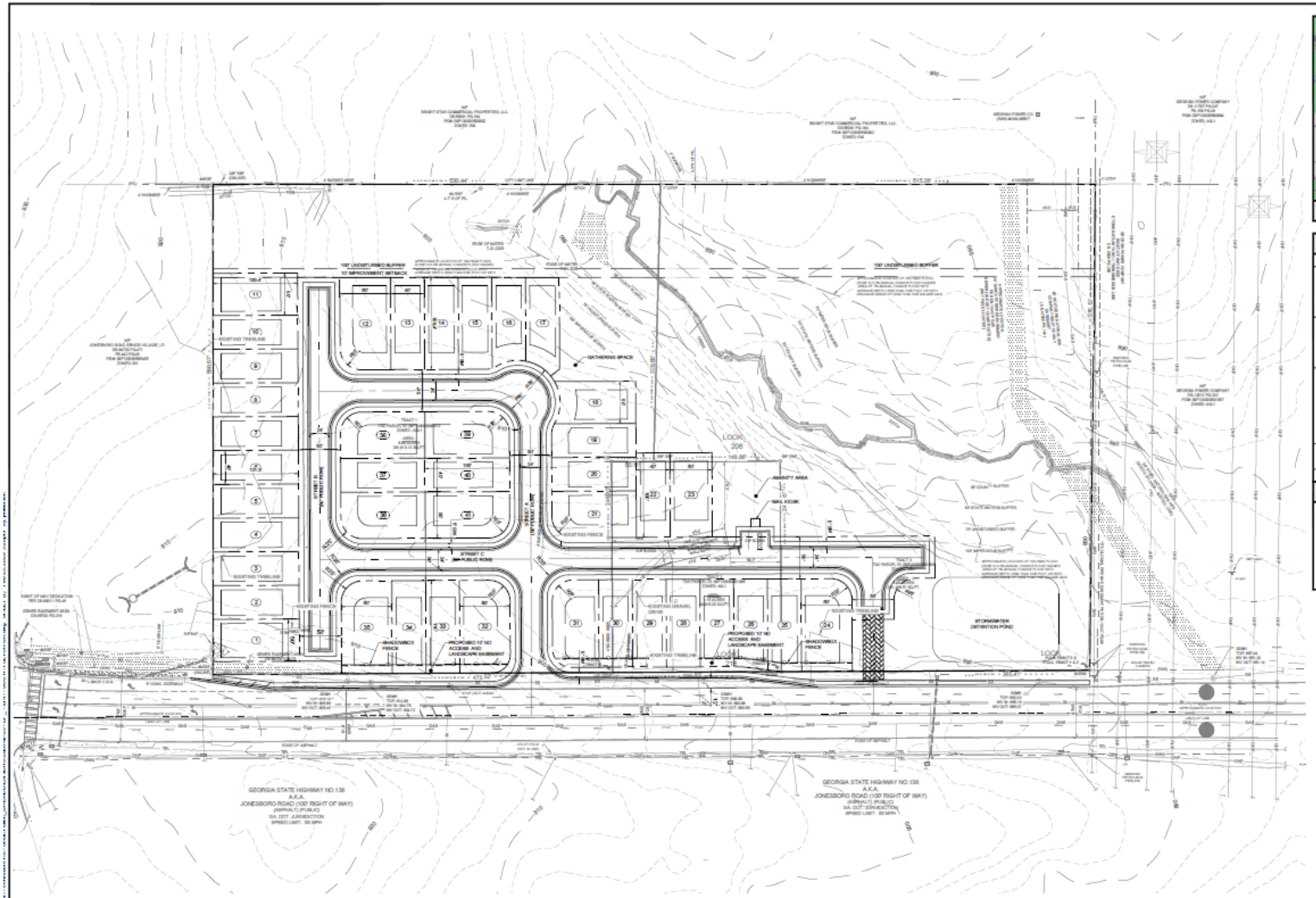
7. Provide a decorative entrance monument.

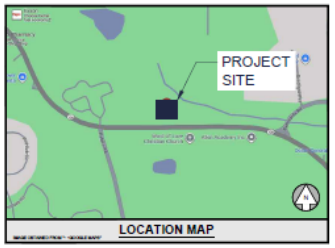
8. Provide 2 amenity areas.

9. Provide enhanced landscaping (10' in width) and shadowbox fencing along Jonesboro Road, in conformance with the Zoning Site Plan.

10. Provide a mixture of two-story homes and one-story (ranch) homes.

11. All dwelling units shall have a 2-car garage.





LOCATION MAP

SITE SUMMARY

SITE AREA	41 PROP. LOTS & MAIL KIOSK
SITE AREA:	13.83 AC. (602,434 S.F.)
OPEN SPACE REQUIRED (550 SF X 41 LOTS):	0.52 AC. (22,550 S.F.)
OPEN SPACE PROVIDED:	7.91 AC. (331,527 S.F.)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF SOUTH FULTON, FULTON COUNTY, GEORGIA
PROP. ZONING:	CUP
EXISTING ZONING:	AG-1
INTERNAL BUILDING SETBACKS	
FRONT:	20'
SIDE:	5'
SIDE CORNER:	15'
REAR:	10'
MINIMUM BUILDING SEPARATION:	10'
EXTERNAL BUFFERS & SETBACKS	
REAR:	100' UNDISTURBED BUFFER + 10' IMPROVEMENT SETBACK
MINIMUM LOT SIZE:	
MIN. LOT SIZE:	40' X 100' = 4,000 SF

NOTES:

- ALL EXISTING TOPOGRAPHY SHOWN IS PROVIDED PER NOAA LIDAR ACCESSED 05/29/2025
- ALL EXISTING SEWER SHOWN IS PROVIDED PER CITY OF SOUTH FULTON GIS ACCESSED 05/29/2025
- ALL EXISTING LAND LOT LINES & PARCEL INFORMATION SHOWN IS PROVIDED FROM QGIS ACCESSED 05/29/2025
- WATER SERVICES TO BE PROVIDED BY THE CITY OF ATLANTA.
- SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.

CONCEPT PLAN DISCLAIMER

1. SPOT GRADES ARE AT BACK OF SIDEWALK UNLESS OTHERWISE NOTED.
2. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

PREPARED IN THE OFFICE OF:
GASKINS + LECRAW
©2026 GASKINS + LECRAW, INC.
1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7166
www.gaskinslecraw.com
PEF008127

REVISIONS:

1	2/25/26	ZCP
2	3/4/26	ZCP

CLIENT
—

PROJECT
3665 JONESBORO ROAD
ZONED: CUP

SEAL:
PRELIMINARY
2/25/2026

CALL BEFORE YOU DIG
811
Know what's below. Call before you dig.

SCALE & NORTH ARROW:
NORTH ARROW
0 30 60 120
SCALE: 1" = 60'

DESIGN INFO:

DRAWN BY:	DEF
DESIGNED BY:	ASH
REVIEWED BY:	—
JOB #:	0100200
DATE:	02/04/26

ZONE CHANGE PLAN

ZP-1

Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I

Gross Density

Suburan I

Up to 3 Units per acre

Suburban II

Up to 8 Units per acre

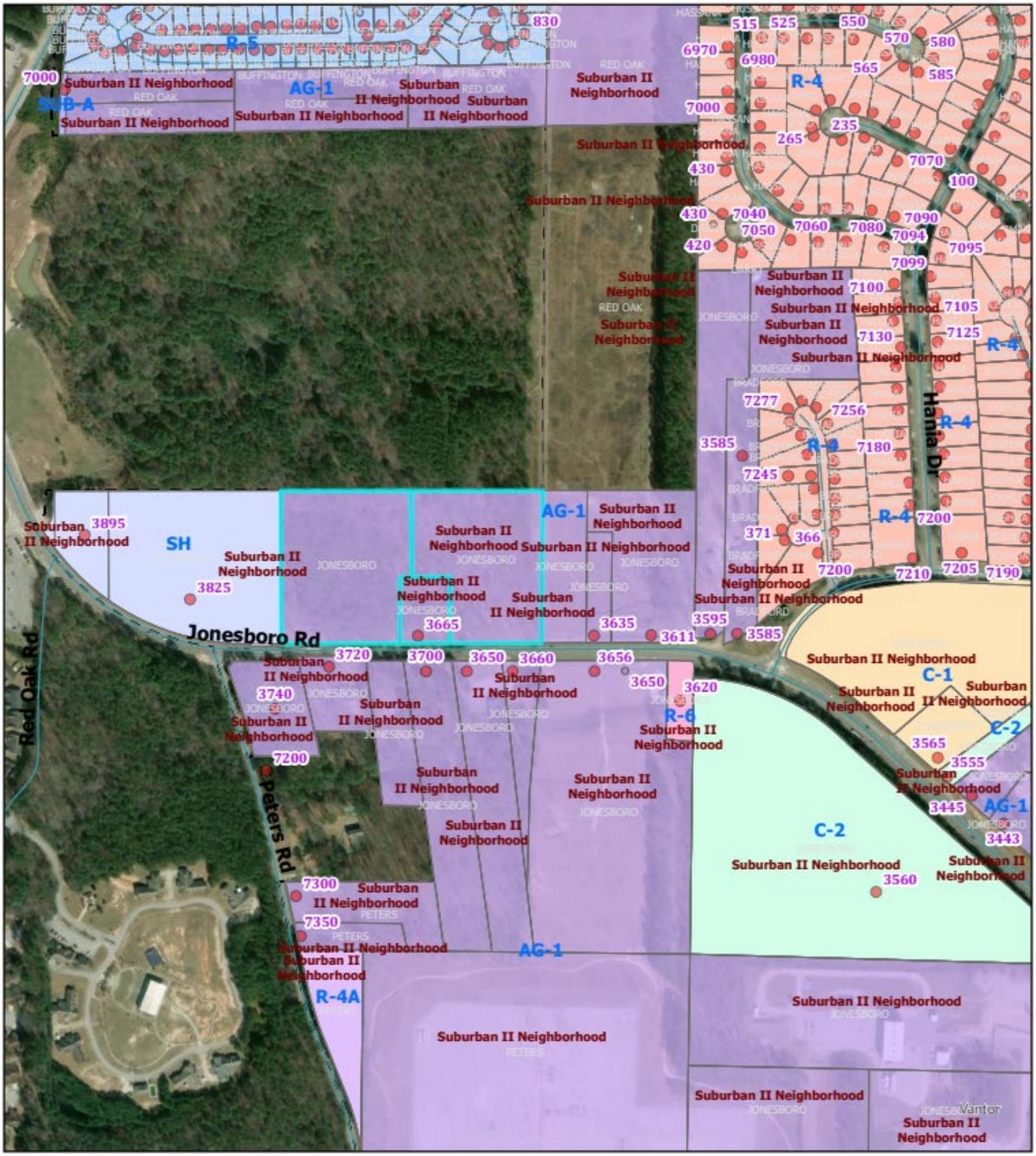
Zoning

Suburban I

R-3,R-3A,R-4A, CUP, NUP, SH

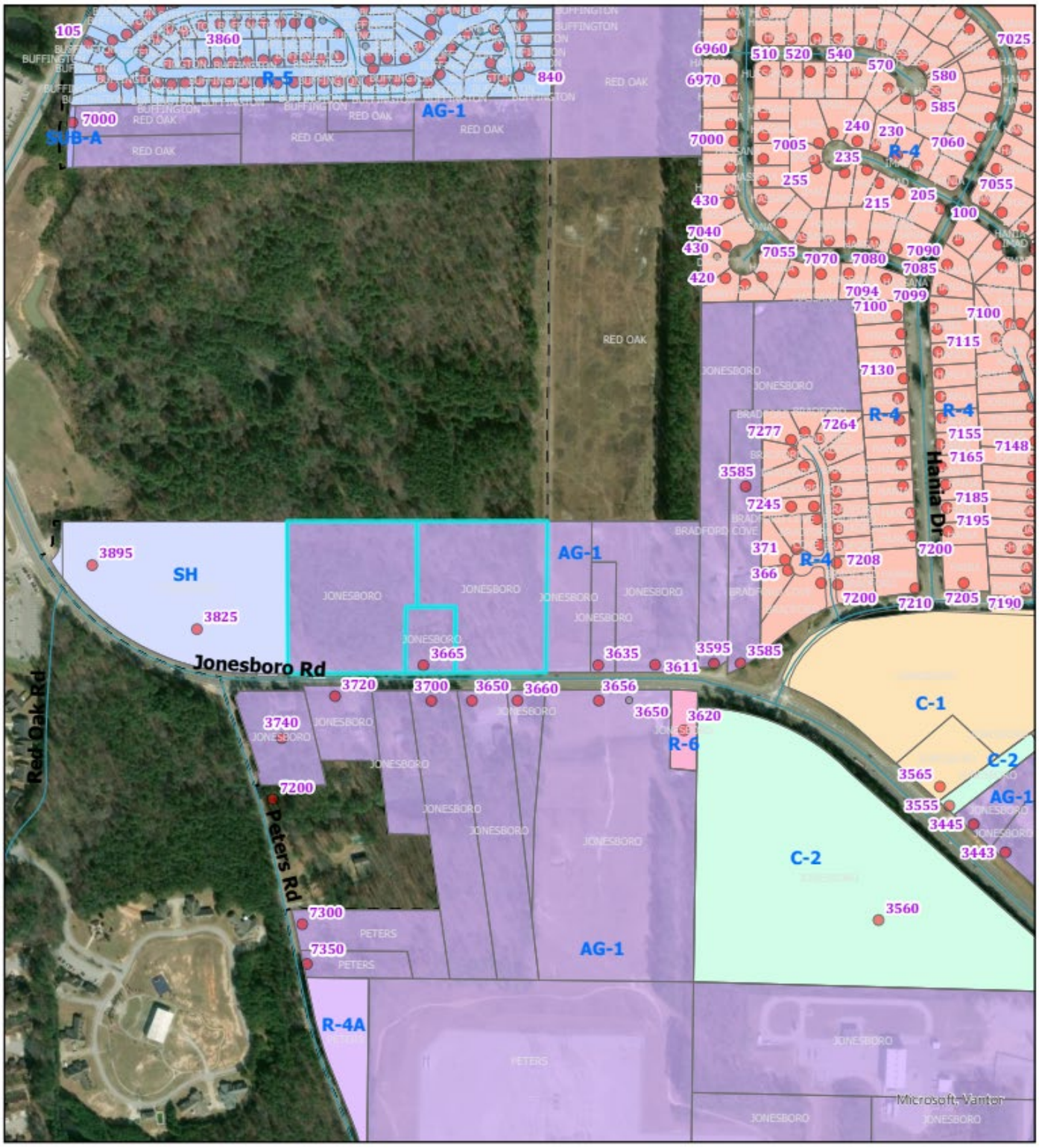
Suburban II

R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP



3665 - 0 Jonesboro Road - Future Land Use Map

The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.



N
W E
S

0 0.04 0.09 0.17 Miles

3665 - 0 Jonesboro Road - Zoning Map

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N
W E
S

0 0.03 0.07 0.13 Miles

3665 - 0 Jonesboro Road - Aerial Map

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ZONING

New Home Information

New Home Information

PUBLIC PARTICIPATION PLAN REPORT
FORM E

Applicant: Gaskins + LeCraw Petition No. Z26-005/CDP26-002

Date: 1/27/2025

1. The following parties were notified of the requested rezoning/use permit:
Everyone from the provided mailing list was notified of the filed applications. Additionally, the Mayor and all Council members were sent notices.

2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)
A meeting was held 1/26/2026 at 6pm. The meeting was intended to be hybrid (Zoom and at Dennard Library), but was held online only, due to unsafe weather conditions.

3. The following issues and concerns were expressed:
No issues or concerns were raised at the meeting.

4. The applicant's response to issues and concerns was as follows:
Not applicable.

Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input.

Attach additional sheets as needed.

Notification post card and sign-in sheet are attached to this form. Please note that only two of the registrants listed on the attached sheet attended and participated in the Community Meeting.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

Administration

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
City Attorney	

REQUESTED ACTION

Second Read and Request Council Approval of An Ordinance To Establish Eligibility Requirements For Members Of City Boards And Commissions And Employees; Amending RES2022-030; To Require Vacation Of Office Upon Qualification As A Candidate For Elected Office (Sponsored by Councilmember Jaceey Sebastian, Co-Sponsored by Councilmember Natasha Williams-Brown)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

AN ORDINANCE TO ESTABLISH ELIGIBILITY REQUIREMENTS FOR MEMBERS OF CITY BOARDS AND COMMISSIONS AND EMPLOYEES, AMENDING RES2022-030; TO REQUIRE VACATION OF OFFICE UPON QUALIFICATION AS A CANDIDATE FOR ELECTED OFFICE; AND FOR OTHER PURPOSES.

(Sponsored by Councilman Jaceey Sebastian and Councilwoman Natasha Williams-Brown)

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council");

WHEREAS, the City Council finds that maintaining public trust requires clear separation between appointed service, employment, and candidacy for elected office; and

WHEREAS, the act of qualifying for elected office may create actual or perceived conflicts of interest that could undermine the impartiality expected of appointed officials and employees;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF SOUTH FULTON

HEREBY RESOLVES as follows:

Section 1. Definitions

For purposes of this Ordinance:

(a) **"Board or Commission"** means any advisory, regulatory, or decision-making body established by the City Code, resolution, or charter, whose members are appointed by the Mayor, City Council, or other authorized authority.

(b) **"Appointee"** means any individual duly appointed to serve on a Board or Commission.

(c) **"Employee"** means any individual who holds a budgeted position with the City of South Fulton.

(d) **"Qualify" or "Qualification"** means the official act of meeting all legal requirements to become a candidate for elected office, including but not limited to filing notice of

candidacy, paying any required qualifying fees, or submitting qualifying petitions, as prescribed by applicable law.

(e) **"Elected Office"** includes any municipal, county, state, or federal office filled by vote of the electorate.

Section 2. Mandatory Vacancy Upon Qualification

(a) Any Appointee and/or Employee who qualifies as a candidate for any Elected Office shall be deemed to have automatically vacated their position on the Board or Commission and/or Department effective immediately upon such qualification.

(b) No further action by the Mayor, City Council, or appointing authority shall be required to effectuate the vacancy and/or resignation.

(c) RES2022-030 is hereby amended to reflect that the relevant section of the Human Resources Policies and Procedures Manual shall mandate the resignation of an employee upon qualifying for candidacy.

Section 3. Duty to Notify

(a) Any Appointee who intends to qualify for Elected Office shall notify the City Clerk in writing no later than five (5) business days prior to qualification, when practicable.

(b) Upon qualification, the Appointee shall provide written confirmation to the City Clerk within twenty-four (24) hours.

(c) Failure to provide notice shall not prevent the automatic vacancy prescribed in Section 2.

(c) Any Employee who intends to qualify for Elected Office shall notify their Department Head and Human Resources in writing no later than five (5) business days prior to qualification.

Section 4. Certification of Vacancy

(a) Upon receiving notice or otherwise learning of an Appointee's qualification for Elected Office, the City Clerk shall:

(1) Record the vacancy in the official records of the City; and

(2) Notify the Mayor, City Council, and appointing authority of the vacancy.

Section 5. Reappointment

(a) An individual who vacates a position pursuant to this Ordinance may be eligible for reappointment to a Board or Commission after the conclusion of the election cycle, provided they are no longer a candidate selected for Elected Office.

(b) Nothing in this section shall guarantee reappointment.

Section 6. Reemployment

(a) An employee who resigns from a position pursuant to this Ordinance may be eligible for rehire after the conclusion of the election cycle, provided they are no longer a candidate for Elected Office.

(b) Nothing in this section shall guarantee reemployment.

Section 7. Applicability. This Ordinance shall apply to all Appointees serving on Boards and Commissions of the City, appointed after the effective date of this Ordinance. This Ordinance shall apply to all Employees employed after the effective date of this Ordinance.

Section 8. It is hereby declared to be the intention of the City Council that:

a) All sections, paragraphs, sentences, clauses and phrases of this Resolution are, or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Resolution is severable from every other section, paragraph, sentence, clause or phrase of this Resolution. No section, paragraph, sentence, clause or phrase of this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution.

Section 9. All Resolutions and parts of Resolutions in conflict herewith are hereby expressly repealed.

Section 10. The effective date of this Resolution shall be the date of adoption unless provided otherwise by the City Charter or state and/or federal law.

Section 11. ***Instruction to City Clerk:*** The City Clerk is hereby directed to circulate a copy of this Resolution to all City employees, staff and officials.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Second Read and Request Council Approval of An Ordinance To Create Chapter 10 (Wine and Tasting Rooms) Of Title 16 (Alcoholic Beverages) Of The Code Of Ordinances, City Of South Fulton, Georgia; To Modify Provisions Affecting The Operation Of Wine And Tasting Rooms (Sponsored by Councilwoman Catherine Rowell)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2025-XXX**

AN ORDINANCE TO CREATE CHAPTER 10 (WINE AND TASTING ROOMS) OF TITLE 16 (ALCOHOLIC BEVERAGES) OF THE CODE OF ORDINANCES, CITY OF SOUTH FULTON, GEORGIA; TO MODIFY PROVISIONS AFFECTING THE OPERATION OF WINE AND TASTING ROOMS; AND FOR OTHER LAWFUL PURPOSES.

(Sponsored by Councilwoman Catherine Rowell)

WHEREAS, the City of South Fulton (the "City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, pursuant to City Charter Section 3.10 (b), the City Council is authorized to adopt ordinances and amendments it deems necessary, expedient, or helpful for the health, welfare, safety, comfort, and well-being of the inhabitants of the City; and

WHEREAS, the City Council desires to amend its existing City Code of Ordinances related to operation of wine and tasting rooms; and

WHEREAS, the City Council finds that this Ordinance is in the best interests of the health, safety and general welfare of the City and its employees and residents.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SOUTH FULTON HEREBY ORDAINS as follows:

Section 1. Chapter 10 (Tasting Rooms) of Title 16 (Alcoholic Beverages) of the Code of Ordinancesof the City of South Fulton Code of Ordinances (the "City Code") is hereby created as follows:

Sec. 16-10001. Purpose.

The purpose of this Article is to regulate the local authorization, operation, and enforcement of tasting rooms within the City of South Fulton in coordination with state law and the City's zoning ordinance, while protecting the public health, safety, and welfare.

Sec. 16-10002. Applicability and Relationship to Zoning Ordinance.

(a) This Article shall apply to all tasting rooms operating or proposed to operate within the corporate limits of the City of South Fulton.

(b) Authorization to operate a tasting room under this Chapter **shall not confer zoning approval**. All tasting rooms must comply with the City of South Fulton Zoning Ordinance, including **Title 16, Chapter 10 (Tasting Rooms)**.

(c) Where a conflict exists between this Chapter and the Zoning Ordinance, the **more restrictive provision shall govern**, unless preempted by state law.

Sec. 16-10003. Definitions.

For purposes of this Article:

(a) Farm Winery.
A winery meeting the definition of a farm winery under O.C.G.A. § 3-6-21.1 and licensed by the Georgia Department of Revenue.

(b) Tasting Room.
A facility operated by or on behalf of a licensed farm winery for the promotion, sampling, and retail sale of wine in accordance with state law and Chapter ___, Article ___ of the City of South Fulton Zoning Ordinance.

All other terms not defined herein shall have the meanings assigned in this Chapter, the Zoning Ordinance, or the Georgia Alcoholic Beverage Code.

Sec. 16-10004. Local Alcohol Authorization Required.

(a) No tasting room shall operate within the City without first obtaining:

1. All required **state licenses** from the Georgia Department of Revenue; and
2. A **local alcohol permit or authorization** issued by the City of South Fulton.

(b) Issuance of a local alcohol permit shall be contingent upon:

1. Compliance with zoning requirements, including any required conditional use approval; and
2. Verification of an active City business license.

Sec. 16-10005. Scope of Alcohol Sales and Sampling.

(a) Alcoholic beverages sold or sampled in a tasting room shall be limited to wine produced by the licensed farm winery, except as otherwise authorized by state law.

(b) Sampling and on-premises consumption shall be conducted only within areas approved through zoning and alcohol permitting.

(c) No tasting room shall operate as a bar, tavern, or general on-premises consumption establishment.

Sec. 16-10006. Hours of Sale and Operation.

(a) The sale, service, and sampling of wine in a tasting room shall comply with:

1. The Georgia Alcoholic Beverage Code; and
2. Any applicable hours of sale established by the City.

(b) The City Council may impose reasonable conditions on hours of operation as part of zoning or alcohol permit approval.

Sec. 16-10007. Prohibited Activities.

The following activities are prohibited in tasting rooms unless expressly authorized by state law and local approval:

1. Sale of distilled spirits or malt beverages;
2. Operation of adult entertainment;
3. Outdoor alcohol consumption beyond approved areas;
4. Amplified entertainment inconsistent with zoning conditions.

Sec. 16-10008. Suspension, Revocation, and Enforcement.

(a) A tasting room's local alcohol authorization may be suspended or revoked for:

1. Violation of this Chapter;
2. Violation of zoning conditions or land use approvals;
3. Violation of state alcohol laws.

(b) Enforcement authority is vested in the City Manager or designee, including Code Enforcement and Alcohol Compliance Officers.

Sec. 16-10009. Penalties.

Any violation of this Article shall constitute a misdemeanor or municipal offense punishable as provided in the City of South Fulton Code of Ordinances, in addition to suspension or revocation of permits.

Sec. 16-100010. Severability.

If any provision of this Article is declared invalid, such invalidity shall not affect the remaining provisions.

Section 2. It is hereby declared to be the intention of the Mayor and Council that: (a) All sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable, and constitutional.

(b) To the greatest extent allowed by law, every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. No section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

Section 4. All ordinances or parts thereof that are in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 5. The effective date of this Ordinance shall be from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

[signatures and voting tabulations appear on the following page]

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Purchasing	

REQUESTED ACTION

Second Read and Request Council Approval of An Ordinance To Repeal RES2023-060 And ORD2018-032, And Replace With An Ordinance To Regulate The Use Of City Of South Fulton Purchasing And Credit Cards, Enhance Operational Efficiency

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2026-XXX**

AN ORDINANCE TO REPEAL RES2023-60, AND ORD2018-32, AND REPLACE WITH AN ORDINANCE TO REGULATE THE USE OF CITY OF SOUH FULTON PURCHASING AND CREDIT CARDS, ENHANCE OPERATIONAL EFFICIENCY; AND FOR OTHER PURPOSES.

WHEREAS, the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof ("City Council"); and

WHEREAS, O.C.G.A. § 36-80-24 authorizes the use of purchasing and credit cards for municipalities; and

WHEREAS, the City wishes to update and regulate the use of city purchasing and credit cards by way of repealing previous legislation and replacing said legislation with the current Ordinance; and

WHEREAS, the City desires to safeguard and promote the public heath, safety and general welfare of all citizens through the adoption of this ordinance.

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF SOUTH FULTON

HEREBY RESOLVES as follows:

Section 1. The City of South Fulton Code of Ordinances, Title 1, Administration, is hereby revised by amending Sec. 1-9002, Chapter 9, Purchasing, Contracting and Disposition of Property, to read as attached.

Section 2. It is hereby declared to be the intention of the City Council that:

a) All sections, paragraphs, sentences, clauses and phrases of this Ordinance are, or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.

b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this

Ordinance.

c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. All Ordinances and parts of Ordinances in conflict herewith are hereby expressly repealed.

Section 4. The effective date of this Ordinance shall be the date of adoption unless provided otherwise by the City Charter or state and/or federal law.

Section 5. ***Instruction to City Clerk:*** The City Clerk is hereby directed to circulate a copy of this Ordinance to all City employees, staff and officials.

CITY OF SOUTH FULTON PURCHASING CARD AND CITY CREDIT CARD POLICY

Table of Contents

1. PURPOSE 2
2. SCOPE 2
3. PROGRAM OVERVIEW 2
4. Four-Pronged Test Required 2
5. PROGRAM PARTICIPATION 3
6. PROGRAM COMPLIANCE 3
7. P-CARD ISSUANCE 4
8. CARDHOLDER TRAINING 4
9. P-CARD ACTIVATION 5
10. MONTHLY SPENDING LIMITS 5
11. SPENDING CONTROLS AND LIMITS 6
12. GROUP MEAL EXPENSES 8
14. REQUIRED DOCUMENTATION FOR APPROVED MEALS 9
15. ALLOWABLE PURCHASES 9
16. PROHIBITED PURCHASES 10
17. EXEMPTIONS/WAIVERS 12
18. PUBLIC INSPECTION 12
19. PROGRAM ADMINISTRATION 12
20. ACCOUNTING AND AUDITING 13
21. EMPLOYEE TERMINATION 14
22. MISUSE/FRAUD/ABUSE 15

1. PURPOSE

1.1. The purpose of this policy is to set requirements and standards for the City of South Fulton Purchasing Card Program. The policy is not intended to replace current State of Georgia statutes, but is intended to comply with such state laws and establish more efficient guidelines for employees using such purchasing cards.

1.2. At no time shall a City-issued purchasing card or credit card be used for personal purchases. All transactions must be directly related to official City business, provide a public purpose or public benefit, and comply with this Policy and related procedures. The Purchasing Card Program is intended to provide an efficient, cost-effective, and controlled method for procuring and paying for goods and services while maintaining accountability, transparency, and operational flexibility

2. SCOPE

2.1. This purchasing card policy authorizes the use of City purchasing cards, eligible for the positions identified in Sections 2.1(a), 2.1(b), and 2.1(c), in strict accordance with these policy guidelines and applicable laws.

a) Mayor and City Councilmembers.

b) Appointed Positions.

c) Full-time employees.

3. PROGRAM OVERVIEW

3.1. The City of South Fulton, Georgia ("City") Purchasing Card (P-Card) Program streamlines payments for goods and certain services for City business use by eliminating the administrative burdens and costs associated with traditional methods of payment. Per City Ordinance, the P-Card may be used as the method of payment for unplanned, non-routine, or urgent point-of-sale purchases. Point- of-sale transactions include purchases made at a physical store, in person, online, or over the phone. The roles and responsibilities addressed in this Policy pertain exclusively to the City and its Program participants, unless the City otherwise authorizes in writing.

4. Four-Pronged Test Required

4.1. To help ensure that each purchase with a P-Card (or any other procurement method) represents the expense of public funds for a public purpose, the City Attorney has established a four-pronged test to apply to every transaction. Specifically, Cardholders must ask themselves the following four questions before a purchase is made:

4.1.1. What is the ultimate goal of the purchase?

4.1.2. Who benefits primarily, a private individual or a private entity?

4.1.3. Is the primary benefit direct, measurable, and reasonably certain to result from the purchase, based on documented facts, rather than speculative or incidental?

4.1.4. Will the purchase serve the public interests of the promotion of public health, safety, morals, general welfare, security, and prosperity, and to what degree?

4.2. These four questions must be answered on a case-by-case basis because the definition of "public purpose" will align with changing conditions and circumstances. If, in the process of answering the first and second questions, it is determined that the primary objective is to benefit or promote a private end, the expense may be considered unauthorized, non-compliant, or inconsistent with a valid public purpose. A determination of illegality shall be made only under applicable law and appropriate legal review, i.e., the benefit to a private entity cannot be the sole or primary goal. If the primary objective is to serve a public municipal purpose, there may be an incidental private benefit. It is not essential for the benefit to help the City as a whole, but must serve a public municipal purpose.

If a Cardholder is unsure of whether the purchase meets this public purpose criteria, contact the Program Administrator for assistance in making a determination.

5. PROGRAM PARTICIPATION

5.1. The City established the Purchasing Card Program because it is an efficient method of purchasing and paying for goods and services for official City business and public benefit within established controls. The Program reduces administrative burden, supports timely operations, and enhances efficiency and cost effectiveness for the City.

6. PROGRAM COMPLIANCE

6.1. Compliance determinations shall be based on the facts and circumstances of each transaction. The use of terms such as unauthorized, non-compliant, or improper in this Policy reflects policy and control concerns and does not, in isolation, constitute a legal determination.

6.2. This Policy shall be read together with the applicable procedures manual, travel policy, procurement policy, ordinances, and other governing requirements. Administrative procedures may be updated as needed to support implementation of this Policy, provided they remain consistent with applicable law and approved City policy.

7. P-CARD ISSUANCE

7.1. Purchasing Cards shall be issued based on operational necessity and job duties requiring the ability to conduct procurement transactions. In limited circumstances, an employee with incidental or recurring purchasing responsibilities may be issued a card with a reduced limit when supported by written business justification and approved by the appropriate authority.

7.2. Department Directors have primary responsibility for identifying employees whose job duties require frequent/routine procurement transactions and would therefore benefit from issuance of a P-Card. Requests for P-Cards must be submitted on the P-Card Application and be approved by the City Manager or their designee.

7.3. A list of all new P-Cards issued within the month shall be submitted on the last business day of the month to the City Manager and Internal Auditor, along with the limits assigned.

8. CARDHOLDER TRAINING

8.1. Approved applications must be followed up with Cardholder training and testing before cards are issued. Participants must sign an Agreement acknowledging an understanding of the policies and procedures of the P-Card.

8.2. Cardholders must complete training and testing prior to the issuance of a P-Card. Cardholders may be required to attend additional training as identified by the Procurement Director, who serves as Program Administrator. The acknowledgment shall confirm that the Cardholder understands authorized uses.

9. P-CARD ACTIVATION

9.1. Prior to the initial use of the P-Card, the Cardholder must activate the card. Activation procedures are provided at the mandatory Cardholder training. If the P-Card has not been picked up from the Program Administrator after thirty (30) days from the date of notification that the P-Card is ready for pick-up, the P-Card may be canceled, and a new application will be required. It is the sole responsibility of the Cardholder to set the PIN, as well as maintain the PIN, if one is required.

10. MONTHLY SPENDING LIMITS

Position	Single Transaction Limit	Monthly Limit
Mayor & Council	$2,500	$10,000
City Manager	$10,000	$25,000
Procurement Director	$10,000	$25,000
Chief Financial Officer	$5,000	$15,000
City Clerk/City Attorney	$5,000	$15,000
Deputy/Assistant City Manager	$2,500	$10,000
Directors	$2,500	$10,000
Employees Level 1	$2,500	$10,000
Employees Level 2	$1,000	$5,000
Employee Level 3	$500	$2,500

a) Employee Level 1 – Has responsibilities within a department for ordering supplies or coordinating training, travel, and testing for employees beyond themselves.

b) Employee Level 2 – Has responsibilities within a department where a higher level of responsibility is required, travels frequently for business purposes, or may be required to make emergency purchases.

c) Employee Level 3 – has limited operational responsibilities that may require incidental or low-dollar purchases in support of official City business.

11. SPENDING CONTROLS AND LIMITS

a) **Travel Expenses:** Travel expenses using the P-Card must align with the City's Travel Policy and Federal GSA regulations when Federal reimbursement is applicable. Refer to the City's travel policy.

b) **Split Transactions:** Purchases shall not be split into multiple transactions for the purpose of circumventing Purchasing Policy and State Government Code thresholds.

c) Memberships: A City-issued purchase card may be used to pay for professional membership dues, subscriptions, and registration fees only when such expenses are directly related to official City business and have been pre-approved.

d) **Temporary Increase:** All temporary limit increase requests will be reviewed on a case-by-case basis. P-Card limit increases are to be submitted on the Temporary Increase Request form to the P-Card Administrator. The form requires the Department Director's signature and approval by the City Manager. The Cardholder and supervisor will be notified of approval. At the end of the timeframe, spending controls will revert to their original limits. Increases requested by an elected official or appointed position will also require the signature of the City Manager.

e) **Credit Limit Increases*:*** All P-Cards have a per-cycle credit limit. Cycle limits will reset on the 1st of each month. All cycle limit requests that exceed the standard cycle limit set to the card MUST be accompanied by an explanation detailing the need and authorized by the Cardholder's Department Director, or when applicable, the City Manager.

f) **Inactivity:** If a P-Card shows no activity for six (6) months, its transaction limit will be reduced to $1,000, and the Cardholder will be notified. If a P-Card shows no activity for twelve (12) months, the P-Card may be closed. If a Cardholder has an extended absence from work or is placed on disciplinary suspension, or FMLA, the Cardholder or the Cardholder's supervisor will contact the Program Administrator so that a temporary suspension is applied to the P-Card.

g) **Tax Exempt:** All purchases made with the P-Card are exempt from the State of Georgia sales tax. A copy of the Sales Tax Exemption Certificate is available from the Finance Department. The Finance Department may provide the tax-

exempt number on a wallet card, reference card, or other approved format to facilitate use at the point-of-sale. Paying Georgia sales tax on purchases is a policy violation that can result in loss of P-Card privileges. The Cardholder will inform the Vendor of the City's tax-exempt status prior to placing an order. Sales tax cannot be resolved through the financial institution, as this is a request conducted with the vendor. Cardholders are responsible for seeking reimbursement from retailers for sales tax paid in error. If unsuccessful, they are to provide documentation of their attempts to the Program Administrator, who will, when cost-effective, work with the card issuer and the Georgia Department of Revenue, Georgia Tax Center, to file for refunds.

h) **Lost Receipts:** If a credit card receipt has been lost, the Missing Card Receipt form must be completed by the Cardholder detailing the transaction, the Vendor, and the amount. After obtaining the Department Director's signature, submit the completed form to the Program Administrator. To avoid lost receipts, Cardholders are encouraged to take a picture of receipts at the time of the purchase as a backup. All lost receipts in an amount greater than $500 shall be reported to the City Manager within two (2) business days.

i) **Accidental Personal Use:** If a personal charge is made, a Reimbursement Memo will be completed by the Cardholder. The memo will be signed by the Department Director and submitted to the Program Administrator with a reimbursement check made payable to the City of South Fulton within two (2) business days from discovering the mistake. Depending on the circumstances, the P-Card may be suspended for a minimum of thirty (30) days for Cardholders who make repeated accidental purchases. The City reserves the right to deduct personal purchases through payroll deductions in accordance with all applicable laws and regulations. Accidental purchases not brought to the attention of the Program Administrator by the Cardholder may be considered as fraudulent and subject to P-Card revocation and other disciplinary actions. Accidental purchases not timely reported by the Cardholder may be treated as misuse or potential fraud and may result in suspension, revocation, reimbursement obligations, or other corrective action, depending on the facts and circumstances.

j) **State of Emergency**: The City Manager, Chief Financial Officer, and Procurement Director, along with other key positions, maintain higher transaction limits for use in situations during a declared disaster or state of emergency. The City Manager will determine which additional card limits may be increased during such emergency situations.

12. GROUP MEAL EXPENSES

12.1. The City requires pre-approval for any item in this category before the P-Card is used by Cardholders. All supporting documents shall be submitted with the payment request to document purchase card expenditures.

12.2. P-Card expenses will require approval by the City Manager or designee(s) for the following areas:

a) Internal employee programs (such as training) which include food, beverages, snacks, or similar expenses that exceed amounts determined reasonable and appropriate based on the nature of the meeting, training, event, or operational need, in accordance with the procedure manual.

b) Intra-departmental meetings or training sessions that continue during the meal period, during which employees are not permitted to leave the premises of the meeting site.

c) Professional milestones, employee appreciation, and end-of-year events, and other lawful events that do not violate gratuity policies.

d) Food purchases for group meals that include the public.

e) Catering to support a City event and/or other official City business.

f) Meals or refreshments reasonably necessary to support volunteers, extended work assignments, public engagement events, emergency operations, or other official City activities where providing food serves an operational or public purpose.

13. UNFORESEEN CIRCUMSTANCE, RETROACTIVE APPROVAL

13.1. In rare situations where obtaining preapproval is not feasible due to unforeseen circumstances, the Cardholder may proceed only when the purchase is necessary to maintain continuity of official City business, protect public safety, avoid material service disruption, or prevent significant financial loss. The Cardholder must request retroactive approval from the City Manager or designee no later than five (5) business days after the transaction.

13.2. Retroactive approval requests must include receipts and itemized

documentation, business justification, event purpose, date, time, location, attendee count, and name when applicable, and an explanation of why preapproval could not be obtained.

13.3. This exception is not permitted due to: a lack of planning, convenience, late submission of requests, failure to follow established workflow, or to bypass spending limits or approval requirements.

13.4. If retroactive approval is denied, the expense is deemed unauthorized, the Cardholder is personally responsible for reimbursing the City within 10 business days, and the card may be suspended or revoked.

14. REQUIRED DOCUMENTATION FOR APPROVED MEALS

14.1. Documentation for food purchased in connection with official City business or City events must be sufficient to demonstrate the business purpose, the items purchased, and the benefit to the City. Supporting documentation may include an itemized receipt, event flyer, agenda, registration records, sign-in sheet, volunteer list, attendance estimate, or other records appropriate to the nature of the event. Where practicable, attendee names and affiliations should be included.

14.2. Exceptions to these guidelines must be pre-approved by the City Manager.

15. ALLOWABLE PURCHASES

15.1. P-Cards may be used to purchase needed goods or services not prohibited by law, this policy, or other policies approved by the City Manager and/or City Council. The total purchase with a P-Card shall not exceed the limits established for that card.

15.2. Allowable purchases must be directly related to official City business, provide a public benefit or operational benefit to the City, and be reasonable and necessary in light of the circumstances. The use of the Purchasing Card should promote efficiency while maintaining appropriate internal controls.

15.3. Electronic payment platforms may be used when the underlying purchase is otherwise authorized, properly documented, and made through a legitimate vendor that accepts such payment methods in the ordinary course of business. Use of an electronic payment platform does not waive any requirement of public purpose, approval, or documentation

15.4. Examples of allowable purchases include, but are not limited to:

a) Point-of-sale/single-vendor purchases are allowed within individual P-Card limits.

b) City business accounts such as Amazon, Staples, Office Depot, Costco, BJ's, and Sam's Club, etc.

c) Cloud storage fees (such as iCloud) for elected and appointed officials.

d) Communication and outreach platforms, including newsletter and constituent engagement tools, approved for official City use.

e) Travel expenses, which must align with the City's Travel Policy.

f) Professional dues and subscriptions.

g) Supplies and general items that do not require a purchase order or requisition.

h) Registrations for conferences, workshops, and training.

i) Emergency purchases for life safety.

j) Rental equipment that does not require a purchase order or requisition.

k) Food/Meals within a program budget, documented for public benefit.

l) Food/Meals for approved business travel in conjunction with training, workshops, and conferences when per diem does not apply or is not being provided.

15.5. Approved subscription-based services used to support outreach, scheduling, planning, communication, or records needed for official City functions.

16. PROHIBITED PURCHASES

16.1. The P-Card will not be used for the following expenditures:

a) Any item or service for personal use or gain.

b) Cash advances, money transfers, refunds, and gift cards/certificates.

c) Intentional violations of the procurement regulations or items that circumvent a purchase order or requisition process. Donations, political activities, including contributions, raffles, or sponsorships.

d) Transactions greater than the Cardholder's limit unless prior written approval is obtained.

e) Georgia Sales tax, except in cases where state law does not exempt local governments from hotel tax and meals. (Note: Sales tax of any kind is not reimbursable by federally funded programs.)

f) Consulting or professional services.

g) Services of any kind that require an individual/contractor/vendor to indemnify the City from liability and/or require the City to be listed as an additional insured.

h) Computer/technology equipment (except small consumable items such as keyboards, mice, USB, etc.).

i) Software, licenses, and maintenance/support agreements (Exception for the Information Technology Department in accordance with the Purchasing Policy). Subscription software for community contact is exempt (newsletters, Constant Contact, Mail Chimp, etc.).

j) To pay for the labor of temporary personnel.

k) Equipment Maintenance agreements/warranties.

l) Alcoholic beverages.

m) Individual personal meals or beverages not associated with approved travel with no City benefit.

n) Fuel not associated with approved travel or unrelated to City business.

o) Tobacco or related items.

p) Entertainment. Any entertainment for City employee engagement, appreciation, or recognition events shall be approved in advance (i.e.,

external award banquet or training excursion).

q) Travel within the Atlanta Metro Area, e.g., Uber, Lyft, taxis, when not directly associated with an approved out-of-town travel, unless approved by the City Manager for extenuating circumstances or emergencies.

r) Travel program memberships that offer personal benefits. Except that, programs such as CLEAR, TSA Pre-Check, and Global Entry may be allowed for elected officials.

s) Other purchases are specifically excluded in other City policies, state, or federal law.

17. EXEMPTIONS/WAIVERS

17.1. On a case-by-case basis, the City Manager or designee may approve certain exceptions to the list of allowable and disallowable purchases, dependent upon specific City business requirements. Cardholders MUST obtain PRIOR written approval prior to the purchase.

17.2. The exception request must state the reason, including the date of the event, the nature of the event, and, if applicable, the names of the participants at the event. The request must be submitted to the Program Administrator a minimum of one (1) business day PRIOR to the intended purchase date for final approval. The waiver request MUST be signed by the Cardholder, the Department Director, and the Purchasing Director. A waiver request must be submitted for each event. There are no "blanket" waivers. Approval of an exemption or waiver is limited to the specific transaction or event described in the request and shall not establish precedent for future purchases.

18. PUBLIC INSPECTION

18.1. In accordance with applicable State of Georgia laws, any documents related to purchases using City purchasing cards or City credit cards shall be available for public inspection.

19. PROGRAM ADMINISTRATION

19.1. The City hereby designates the Director of Procurement as the Program Administrator. who shall work within procurement guidelines to oversee the

City's purchasing and credit card program. The Procurement Department shall issue such cards, receive and review monthly card statements, reconcile, and inform the City Manager and Internal Auditor of any unresolved violations and fraudulent card use. The City Manager shall, in conjunction with the City Attorney and Internal Auditor, act on unresolved violations and reported findings of fraudulent card use. The Director of Procurement and the Procurement Department shall:

a) Serve as a liaison between the City's Cardholders and the issuers of such cards;

b) Maintain all credit card statements and records;

c) Provide instruction, training, and assistance to Cardholders;

d) Secure all Cardholder information;

e) Keep Cardholders up-to-date on new or changing information;

f) Upon receipt of information indicating fraudulent use or lost/stolen cards, immediately report it to the appropriate parties, including the issuer;

g) Ensure all card accounts are being utilized properly as set forth by local, state, and federal law;

h) Enforce the City's policy and procedures for proper documentation and storage of receipts, logs, and approvals required under this policy;

i) Identify any changes to named persons authorized to use a City purchasing or credit card;

j) Perform any other duties assigned by the City Manager in complying with local, state, and federal law.

20. ACCOUNTING AND AUDITING

20.1. The Procurement Director and/or the Interim Auditor, or their designees, in an effort to identify opportunities to improve the effectiveness of the P-Card and the City's credit card programs, ensure compliance with City policy and state law, will conduct monthly or more frequent reviews and audits of all City

purchasing card or City credit card transactions. The reviews and audits are designed to improve program effectiveness, identify non-compliance issues, misuse, and, through corrective measures, assist the City with improving compliance

20.2. Monthly reviews and audits should be conducted within twenty (20) days of the start of each month by the Administrator, and/or the Internal Auditor. Upon completion, the Administrator and/or Internal Auditor shall notify Cardholders of any violations or questions noted during the previous month. In addition, the City Manager will prepare and submit a report containing detailed compliance metrics to the Council each month.

20.3. Depending on the severity of the violation, the Procurement Director, or designee, may recommend suspending or revoking the use of the City purchasing card or City credit card after notification to the Cardholder and to the City Manager. Any unresolved violations and reports of fraudulent card use shall be reported to the City Manager, Internal Auditor, and City Attorney in writing immediately.

20.4. All Cardholders are responsible for completing transactions in the designated accounting system and uploading receipts within five working days after the transaction posts in the system, unless delayed by travel status, pending dispute, merchant processing delay, or other documented circumstance communicated to the Program Administrator.

21. EMPLOYEE TERMINATION

21.1. The City purchasing card or City credit card shall be immediately revoked whenever a Cardholder's employment ends with the City. It shall be the responsibility of the employee's immediate supervisor to retrieve the P-Card. The HR Department and P-Card Administrator shall confirm with the supervisor that the P-Card has been retrieved during the termination process and that all transactions have been reconciled.

21.2. Prior to separation, the supervisor, HR Department, and Program Administrator shall make reasonable efforts to identify any pending or recently incurred transactions, collect supporting documentation, and ensure final reconciliation of the account.

21.3. If a Cardholder, employee, or elected official leaves employment, vacates office, or otherwise becomes ineligible to attend an event for which City funds

have already been used for registration, travel, lodging, or related costs, the City shall make reasonable efforts to recover available credits, refunds, substitutions, or transfers. Additional procedures governing these circumstances may be established in the travel policy, procedures manual, or applicable ordinance.

22. MISUSE/FRAUD/ABUSE

22.1. The P-Card is for official City business only, must have a public purpose, and must align with established public requirements and City policy. Purchases shall never be used for personal transactions.

22.2. The City Council shall retain sole disciplinary authority over alleged P-Card misuse by its members and the Mayor, except in cases of fraudulent usage. In such cases, the City Manager shall temporarily suspend or revoke P-Cards to protect the City from financial exposure. The City Manager or other City Staff shall have no other disciplinary authority for P-Card misuse by elected officials. Upon receipt of an investigative report from the Internal Auditor, who shall investigate and report findings, but not recommend sanctions, the Council shall deliberate and determine by majority vote whether to impose sanctions and what sanctions to impose. Sanctions may include, among other actions, censure, repayment, card suspension, permanent revocation, or referral for criminal prosecution.

22.3. Failure to comply with this Policy may result in corrective action, including additional training, temporary suspension, revocation of card privileges, reimbursement to the City, disciplinary action, or referral for further review, depending on the nature, severity, and circumstances of the violation.

22.4. In evaluating a violation, the City may consider whether the conduct was intentional or inadvertent, whether it was self-reported, whether corrective action was promptly taken, and whether there is a pattern of noncompliance or misuse.

a) **Repayment**: Cardholders shall be required to repay the City of South Fulton for any purchases found to be inconsistent with determinations of public purpose or public good, such as gifts and donations, as outlined in the Four-Pronged Test contained in this policy, within five (5) business days from notification. Repayment will be payroll-deducted if deemed necessary.

b) **Fraud or Illegal Activity:** A P-Card will be suspended or terminated if the Cardholder is suspected of fraud, theft, or illegal activity. The Director of Procurement, City Attorney, or Internal Auditor shall, after advising the City Manager, notify law enforcement and HR Departments, in writing, of any suspected fraud or illegal activities. The Cardholder shall be notified by the HR Department of any pending investigations into the allegations.

c) **Fraudulent Charge Reporting Requirements:** In the event a charge is determined to be fraudulent and not the Cardholder's expenditure, the Cardholder is required to immediately report the unauthorized transaction to the appropriate departmental and banking authorities. In addition, the Cardholder must obtain and submit a police report.

d) **Reporting Violations:** Any employee having knowledge of violations of this policy and procedure governing the use of the P-Card must immediately report such activity to the Program Administrator, and appropriate department director, or to the City Manager, if a department head is suspected of the violation. If the suspected violation is by the City Manager or any elected official, the violation shall be reported to the City Attorney or the Internal Auditor. Suspected violations by the City Attorney, Internal Auditor, or Chief Financial Officer shall be reported to the City Manager.

e) **Violations:** The use of a City purchasing card or City credit card will be revoked when the P-Card Administrator, after consultation with the City Attorney and notification of the City Manager, determines that any Cardholder has violated, standard operating procedures, the approved policies, or applicable state or federal laws or regulations regarding the use of the City purchasing card, or City issued credit card. City Council actions will be handled as outlined in Section 21.2.

f) **Removal for other causes:** The City Manager or designee may suspend the use of any non-elected Cardholder's P-Card due to an investigation, or at their sole discretion.

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

Second Read and Request Council Approval of An Ordinance To Authorize And Regulate Cigar Lounges In The City Of South Fulton, Georgia; To Establish A Limit Of Five (5) Cigar Lounge Licenses; To Provide For Special Use Permits; To Establish Operational, Health, And Safety Requirements (Sponsors: Councilmembers Rowell, Bell, Williams-Brown, Johnson)

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON **ORD2025-XXX**

AN ORDINANCE TO AUTHORIZE AND REGULATE CIGAR LOUNGES IN THE CITY OF SOUTH FULTON, GEORGIA; TO ESTABLISH A LIMIT OF FIVE (5) CIGAR LOUNGE LICENSES; TO PROVIDE FOR SPECIAL USE PERMITS; TO ESTABLISH OPERATIONAL, HEALTH, AND SAFETY REQUIREMENTS; AND FOR OTHER PURPOSES

(Sponsors: Rowell, Bell, Williams-Brown, Johnson)

WHEREAS, the City Council of the City of South Fulton seeks to promote economic development while preserving public health, safety, and welfare; and

WHEREAS, cigar lounges are a distinct business category that can provide controlled environments for adult patrons; and

WHEREAS, the City desires to strictly limit and regulate such establishments to ensure compatibility with surrounding land uses and compliance with the Georgia Smoke-Free Air Act of 2005;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of South Fulton:

SECTION 1. PURPOSE AND INTENT

This Ordinance establishes a regulatory framework to:

1. Allow a limited number of cigar lounges within the City;
2. Ensure such establishments operate in a safe, well-ventilated environment;
3. Prevent adverse impacts on surrounding properties;
4. Ensure compliance with applicable state law.

SECTION 2. DEFINITIONS

“Cigar Lounge” means a retail establishment primarily engaged in the sale of cigars and related accessories that allows on-premises smoking of cigars that derives at least 60% of its gross revenue from cigar and tobacco-related sales and restricts entry to persons 21 years of age or older.

SECTION 3. LICENSE LIMITATION

A. The City shall issue **no more than five (5) cigar lounge licenses** at any given time.

B. Licenses shall be issued **administratively** on a **first-qualified, first-approved basis**, up to a maximum of five (5) licenses citywide. If more than five (5) qualified applications are submitted, priority shall be determined by:

1) Date and time of submission of a **complete application**

2) Verification of compliance with all ordinance requirements

C. Licenses shall not be transferable without City approval.

SECTION 4. ZONING AND SPECIAL USE PERMIT

A. Cigar lounges shall be permitted only within the following zoning districts:

- C-1 (Neighborhood Commercial)
- C-2 (General Commercial)
- Mixed-Use (MXD or equivalent designation)

B. Minimum distance requirements:

- At least 1,000 feet from schools, daycare centers, parks, and places of worship
- At least 500 feet from residentially zoned properties

SECTION 5. OPERATIONAL REQUIREMENTS

All cigar lounges must:

1. **Age Restriction**
    - Prohibit entry to persons under 21
2. **Hours of Operation**
    - Limited to **10:00 AM – 12:00 AM**, unless otherwise approved
3. **Food and Alcohol**
    - Must comply with all local and state regulations
    - Alcohol service requires separate licensing
4. **Security**
    - Provide surveillance cameras and adequate lighting

- Employ security personnel if required by the City

SECTION 6. VENTILATION AND AIR QUALITY STANDARDS

A. Each cigar lounge shall install a **state-of-the-art ventilation system** that:

- Provides **negative air pressure** relative to adjacent spaces
- Includes high-efficiency particulate air (HEPA) filtration or equivalent
- Achieves a minimum of **12 air changes per hour (ACH)**

B. Ventilation systems must be:

- Certified by a licensed mechanical engineer
- Inspected annually

C. Smoking shall be confined to designated indoor areas only.

SECTION 7. COMPLIANCE WITH STATE LAW

All cigar lounges must comply with the Georgia Smoke-Free Air Act of 2005, including any applicable exemptions for cigar bars or retail tobacco establishments.

SECTION 8. APPLICATION PROCESS

Applicants must submit:

- Completed application form
- Non-refundable application fee
- Site plan and floor plan
- Ventilation system design

SECTION 9. FEES AND RENEWAL

A. Annual license fee: $_____ (ASK CDRA STAFF BASED ON CURRENT RATES IN OTHER CITIES)

B. Licenses must be renewed annually and are subject to:

- Compliance inspections
- Payment of all applicable fees

SECTION 10. ENFORCEMENT AND PENALTIES

A. Violations shall be classified as **Minor**, **Major**, or **Severe**:

1. Minor Violations

Include but are not limited to:

- Failure to maintain required records on-site
- Posting/signage deficiencies
- Administrative or reporting violations

2. Major Violations

Include but are not limited to:

- Operating outside approved hours
- Failure to maintain required ventilation system performance
- Failure to maintain required security measures
- Allowing persons under 21 to enter the premises

3. Severe Violations

Include but are not limited to:

- Operating without a valid license or SUP
- Falsification of application or compliance documents
- Tampering with or disabling ventilation systems
- Repeated violations (3 or more within a 12-month period)
- Conditions posing an immediate threat to public health or safety

B. Penalties and Fines

1. **Minor Violations**
    - First offense: Written warning
    - Second offense: Fine up to **$250**
    - Third offense: Fine up to **$500**
2. **Major Violations**

- First offense: Fine up to **$500**
- Second offense: Fine up to **$1,000** and possible suspension up to 7 days
- Third offense: Fine up to **$1,500** and suspension up to 30 days

3. **Severe Violations**
   - Immediate fine up to **$2,500**
   - Immediate suspension or revocation of license
   - Possible closure of the establishment

C. Notice and Opportunity to Cure

1. For Minor and certain Major Violations, the City shall issue a **Notice of Violation (NOV)** providing:
   - Description of violation
   - Required corrective action
   - Compliance deadline (typically **5–10 business days**)
2. Failure to correct within the specified time shall result in escalated penalties.

D. Immediate Closure Authority

1. The Fire Marshal or Code Enforcement Officer may order **immediate closure** if conditions present:
   - Fire hazards
   - Ventilation system failure creating unsafe air quality
   - Imminent threat to life, health, or safety
2. The business may not reopen until:
   - Violations are corrected
   - A reinspection confirms compliance

E. Appeals

1. Any revocation may be appealed to the designated **Hearing Officer or Zoning Board of Appeals**.
2. Appeals must be filed within **10 business days** of notice.

3. Filing an appeal does not stay an emergency closure order.

SECTION 11. SEVERABILITY

If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions.

Section 12. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing, codification, and supplementation purposes. The final version of all resolutions shall be filed with the City Clerk.

Section 13. All ordinances or parts thereof that are in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 14. The effective date of this Ordinance shall be from the date of adoption, unless provided otherwise by the City Charter or state and/or federal law.

[signatures and voting tabulations appear on the following page]

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED

REQUESTED ACTION

First Read Ordinances

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Sara Kelly, Assistant City Attorney

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

City of South Fulton
Agenda Item Summary

MEETING DATE	PREPARED BY
April 28, 2026	

REQUESTING DEPARTMENT	COUNCIL DISTRICT(S) AFFECTED
Community Development & Regulatory Affairs	

REQUESTED ACTION

First Read: Zoning Ordinance for Case Z26-007: An application by Dorothy Crowley requesting a rezoning from R-3 (Single-Family Dwelling District/ Sandtown Overlay District) with conditions to R-3 (Single-Family Dwelling District/ Sandtown Overlay District) to develop 18 single-family units on 13.82 acres at 2210 & 0 Wallace Road Rear (Parcel ID: 14F0105 LL0042 & 14F0094 LL0441). City Council District: 1.

REQUIREMENTS FOR COUNCIL ACTION

(City-specific Council policy, statute or code requirement)

SUMMARY AND BACKGROUND

(Provide department recommendation and an executive summary of the actionthat gives an overview of the relevant details)

FUNDING SOURCE

(If applicable)

FINANCIAL IMPACT

(If applicable)

STATUS

Financial Impact Statement Received: No
Legislative Process Complete: No

APPROVED BY

Date:

Matthew Williams, Planning and Zoning Administrator

Date:

Reginald McClendon, Community Development Director

Date:

Carmen Davis, Assistant City Manager

Date:

Sharon Subadan, City Manager

Date:

Corey Adams, City Clerk

CITY OF South Fulton
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TO: South Fulton Mayor & City Council

FROM: Department of Community Development & Regulatory Affairs
Planning & Zoning Division

SUBJECT: **Z26-007: 2210 Wallace Road & Wallace Road Rear**

MEETING DATE: April 28, 2026

Dorothy Crowley requesting a rezoning from R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions and R-3 (Single-Family Dwelling District/Sandtown Overlay District) to R-3 (Single-Family Dwelling District/Sandtown Overlay District) to develop 18 single-family units on 13.82 acres at 2210 & 0 Wallace Road Rear (Parcel ID: 14F0105 LL0042 & 14F0094 LL0441).

City Council District: 1.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS

APPLICATION INFORMATION	
Applicant Information:	Dorothy Crowley
Status of Applicant:	Applicant
City Council District:	1
Parcel ID Numbers:	14F0105 LL0042 & 14F0094 LL0441
Area of Property:	13.82 acres
Existing Zoning:	R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions
Current/Past Use of the Property:	Vacant
Prior Zoning Cases/History:	Z22-007, 1969Z-0035

SPECIFIC INFORMATION

REQUEST

The applicant is requesting to rezone to R-3 (Single-Family Dwelling District/Sandtown Overlay District) without conditions to allow for a proposed subdivision of 18 homes.

BACKGROUND

The majority of this property, parcel #14F0105 LL0042, was rezoned from AG-1 (Agricultural/Sandtown Overlay District) to R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions on January 24, 2023. The conditions are as follows:

1. The use of the subject property shall be restricted to no more than 12 single-family dwellings.
2. The site plan shall be in general conformity with the conceptual site plan included in the staff report.
3. All dwellings shall have a minimum two-car garage.
4. A Homeowner Association shall be established for the proposed development for the purpose of providing sustainable maintenance of common areas and covenants regulating sustainable uses and structures with no age restriction on seniors. No deed restrictions.
5. The proposed walking trail materials shall include either mulch, wood chips, crushed stone, or recyclable materials.
6. Construct a deceleration lane on Wallace Road into the site.
7. Provide curb and gutter and a 5’ sidewalk along the entire frontage of Wallace Road.
8. The private street shall be constructed to City of South Fulton public street standards.
9. Along the frontage of Wallace Road, there shall be a minimum 25-foot-wide natural undisturbed buffer with a ten-foot improvement setback with decorative privacy fencing.
10. A geotechnical study shall be completed before land disturbance.

Under the current proposal, the applicant is proposing to extend the subdivision by adding an adjacent, two-acre parcel, parcel number 14F0094 LL0441 to the existing parcel number 14F0094 LL0441 and proposing a total of 18 lots.

PROPERTY LOCATION

The property consists of 13.82 total acres located on the northeastern side of Wallace Road, being in Land Lot 105 of the 14th District in the City of South Fulton, Fulton County, Georgia and City Council District 1.

2021 COMPREHENSIVE PLAN LAND USE DESIGNATION

The subject property has a future land use designation of Suburban Neighborhood I as designated in the 2021 South Fulton Comprehensive Plan, which does support the proposed zoning classification and use.

ADJACENT ZONING AND LAND USES

North: R-3 (Single-Family Dwelling District/Sandtown Overlay District), AG-1 (Agricultural District/Sandtown Overlay District)/single-family residential, Sandtown Middle School)
South: AG-1 (Agricultural District/Sandtown Overlay District)/ single-family residential
East: R-3 (Single-Family Dwelling District/Sandtown Overlay District)/single-family residential
West: CUP (Community Unit Plan/Sandtown Overlay District)/single-family residential

COMMUNITY AND PROPERTY OWNERS' NOTIFICATION/COMMENTS

Per the requirements of Section 803.05, a Community Zoning Information Meeting was held on February 2, 2026, at 6:00pm. The applicants presented their rezoning plan to attendees.

Staff placed the required notice of public hearing in the South Fulton Neighbor on February 25, 2026, to notify the public that Case Z26-007 would be heard at the Planning Commission Meeting on March 18, 2026, and at the City Council Public Hearing on April 14, 2026.

The applicant placed a notification sign in front of the subject property on February 25, 2026, to notify the surrounding community of the aforementioned hearing dates.

The Applicant was given the addresses within one mile of the subject property for the purposes of hosting their own community meeting.

APPLICABLE CODE REQUIREMENTS
Table 4-1 Area Regulations for Lots and Principal Buildings

Sec. 512. Sandtown Overlay District

Standard of review for proposed rezoning (City Code, Appendix C, Sec. 803.06):

1) The suitability of the subject property for the zoned purposes;

The proposed zoning district and use is supported by the Future Land Use Map.

2) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;

The current zoning does not diminish the unimproved property value.

3) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The current zoning of R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions does not diminish the unimproved property value.

4) The relative gain to the public as compared to the hardship imposed upon the individual property owner;

The Suburban I Character Area provides a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. Staff does not anticipate any hardship to the property owner.

5) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;

The property was rezoned from AG-1(Agricultural/Sandtown Overlay District) to R-3 (Single-Family Dwelling District/Sandtown Overlay District) on January 24, 2023. While the property remains undeveloped in relation to the surrounding properties, this is not a result of the zoning designation which currently allows for single-development.

6) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposal to develop a small subdivision is suitable in view of the use and adjacent and nearby property. This property borders single-family developments and vacant land.

7) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposal would not adversely affect the existing use or usability of adjacent or nearby property. The proposal is for a small residential subdivision, so it is compatible with surrounding uses.

8) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does have reasonable economic use as currently zoned.

9) Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The zoning proposal should not result in a use that will cause an excessive burden to existing infrastructure.

10) Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan;

The zoning proposal is in conformity with the comprehensive plan. The property is located in the Suburban I character area, which supports the development of this property as a single-family residential subdivision.

11) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

No other conditions are known to Staff at this time that would affect the use and development of the property.

12) Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of South Fulton.

This zoning proposal should not permit a use that is environmentally adverse.

PUBLIC PARTICIPATION

The applicant hosted two hybrid public participation meeting on March 2, 2026 at 6:00 p.m. and a subsequent meeting on March 3, 2026 at 6:00 pm, both at the Wolf Creek Library located at 3100 Enon Road. Property owners were notified by mailers posted first by the applicant and, when it was realized that the virtual link for the public hearing was not on the mailer and the incorrect meeting location was on the mailer, the city posted its own mailers via All Doors Direct.
85 attendees came out at the March 2nd meeting and 25 attendees came out on the March 3rd meeting. Attendees at both meetings expressed concerns about potential traffic impacts and that the original subdivision layout was limited to 12 homes. Some attendees also expressed concerns about the price of the homes. Some attendees supported the development modifications. Other attendees were against the developer altogether according to the Public Participation Plan Report. The applicant expressed that both land parcels are zoned R-3 and will site all proposed 18 homes on ½ acre lots. The applicant turned in the recording of the meeting, a requirement of the public participation plan regulations. All requirements of the public participation plan have been met.

STAFF RECOMMENDATION

The applicant is proposing to rezone from R-3 (Single-Family Dwelling District/Sandtown Overlay District) with conditions to R-3 without conditions for the purpose of developing an 18-lot residential subdivision The proposed zoning category is supported by the future land use character area of Suburban Neighborhood in the City of South Fulton's 2021 Comprehensive Plan. The future land use designation of the property is Suburban Neighborhood I.

The purpose of the Suburban Neighborhood Character Area is to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The purpose and intent of the Sandtown Overlay District is as follows:

(a) The City Council of South Fulton, Georgia hereby declares it to be the purpose and intent of the Sandtown Overlay District (District) to establish a uniform procedure for providing for the protection, enhancement, preservation, unity of design, and use of places, sites, buildings, structures, streets, neighborhoods, and landscape features in the Sandtown District in accordance with the provisions herein.

(b) The Sandtown Overlay District is adopted as part of a strategy designed to promote the health, safety, order, prosperity, and general welfare of the citizens of South Fulton through

the regulation of design, aesthetics, location, bulk, size of buildings and structures, and the density and distribution of population.

(c) This District also seeks to reduce congestion on the streets; to provide safety from fire, flood and other dangers; provide adequate light and open space; protect the natural environment and address other public requirements, in order to provide sustainable development that involves the simultaneous pursuit of economic prosperity, environmental protection and social quality.

(d) This District also seeks, among other things, to promote accepted design principles in areas of new development and redevelopment, to raise the level of community understanding and expectation for quality in the built environment, to protect and enhance local aesthetic and functional qualities, and to stimulate business and promote economic development.

(e) In consideration of the character of the Sandtown District, the regulations in this Section 512 are intended to monitor the suitability for certain uses, construction and design, prevent functional and visual disunity, promote desirable conditions for community and commerce and protect property against blight and depreciation.

The site plan submitted meets the intent of the Sandtown Overlay District, as a 25-foot-wide natural undisturbed buffer with a ten-foot improvement setback is provided abutting Wallace Road. Additionally, a 25' undisturbed buffer along the remaining perimeter of the development is proposed.

Staff recommends **APPROVAL WITH CONDITIONS** based on these factors. The proposed conditions are as follows:

1. **The use of the subject property shall be restricted to no more than 18 single-family dwellings.**
2. **The site plan shall be in general conformity with the conceptual site plan included in the staff report.**
3. **All dwellings shall have a minimum two-car garage.**
4. **A Homeowners Association shall be established.**
5. **Construct a deceleration lane on Wallace Road into the site.**
6. **Provide curb and gutter and a 5' sidewalk along the entire frontage of Wallace Road.**
7. **The street shall be constructed to City of South Fulton public street standards.**
8. **Along the frontage of Wallace Road, there shall be a minimum 25-foot-wide natural undisturbed buffer with a ten-foot improvement setback.**
9. **Provide staggered front-yard setbacks of a minimum of five feet.**

Planning Commission recommends **APPROVAL WITH CONDITIONS** with the above staff conditions as well as the following:

10. **The homes shall be all exterior brick or brick and stucco.**
11. **The homes shall be a minimum of 3,000 square feet.**

PREPARED BY: Karen Tominey, Senior Planner

REVIEWED BY: Reginald McClendon, Director, CDRA

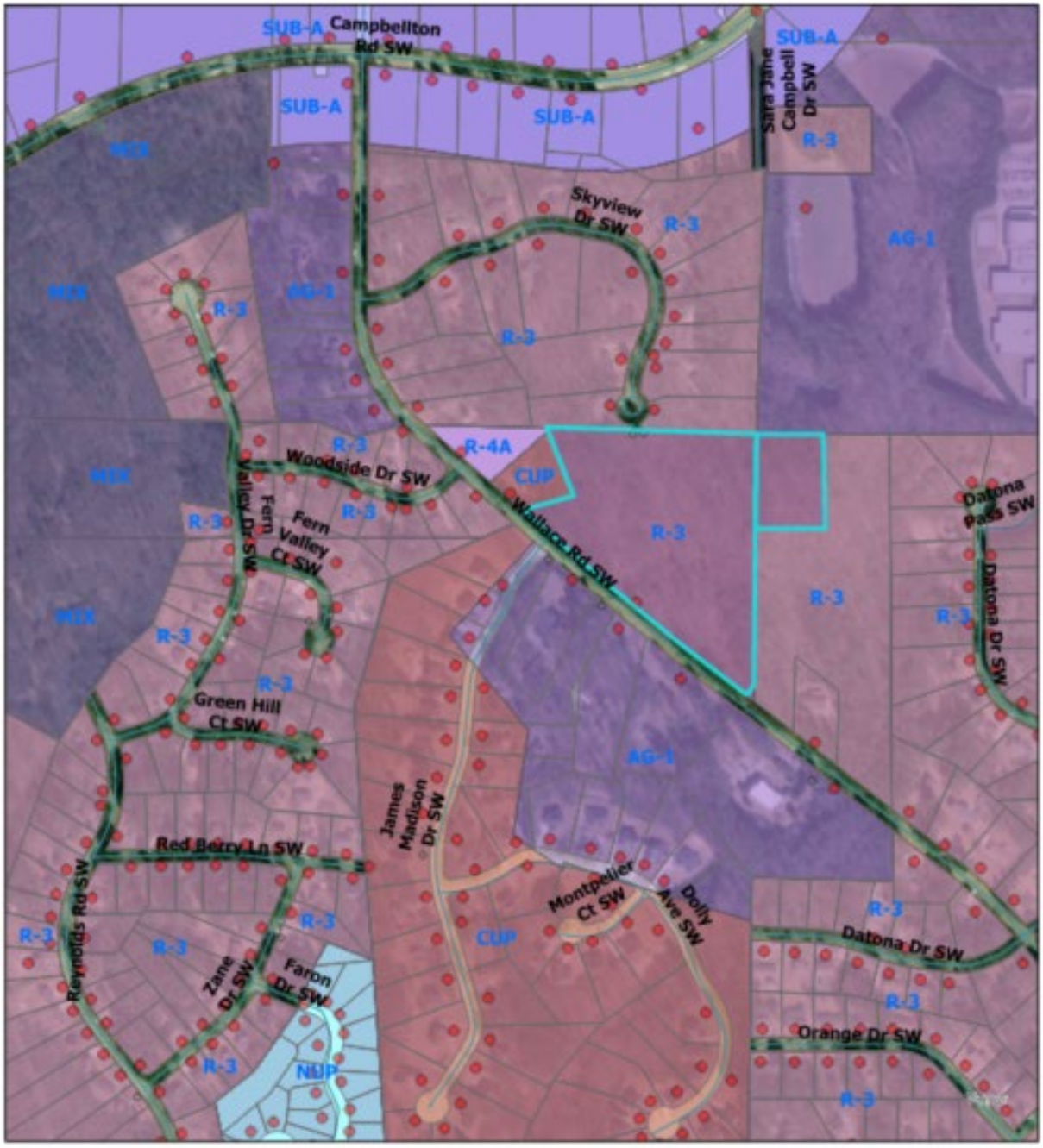
Ascension
SITE PLAN
LIBERTY ESTATES
SUBDIVISION
2210 WALLACE RD SW
CITY OF SOUTH FULTON
FULTON COUNTY
REVISIONS
NO.
DATE
SHEET
C1.0
LOCATION MAP
GRAPHIC SCALE - 1"=50'
DETENTION POND C.A.
P.O.B.

N
W E
S

0 0.04 0.07 0.14 Miles

2210 & 0 Wallace Road Rear Aerial Map

The City of South Fulton provides the data on this map for your personal use "as is". The data is not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. The City of South Fulton assumes no responsibility for losses resulting from the use of this data, even if the City of South Fulton is advised of the possibility of such losses.



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2210 & 0 Wallace Road Rear Zoning Map

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2210 & 0 Wallace Road Rear Future Land Use Map

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0 0.02 0.04 0.08 Miles

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Suburban Neighborhood

The Suburban Neighborhood Character Area intends to provide a wide diversity of housing types and affordability in the City of South Fulton while preserving the surrounding natural, agricultural, and rural areas. The area is further subdivided into two levels, Suburban I and Suburban II, which represent a transitional density from the less intense uses near rural areas to the more intensive suburban uses that are older and have a higher density.

The Suburban Neighborhoods are located closest to urbanized areas and are comprised of medium-density residential housing. Included in this area are the communities of Sandtown, Cascade, Old National, and portions of Cliftondale. Public infrastructure is available. This Character Area has the highest percentage of existing developed land.

Other types of development allowed in Suburban Neighborhood include civic uses such as schools, places of worship, community centers, and facilities. Within the Suburban II Neighborhood, Character mixed-use developments may be allowed to encourage redevelopment of older areas. I

Gross Density
Suburan I
Up to 3 Units per acre

Suburban II
Up to 8 Units per acre

Zoning
Suburban I
R-3,R-3A,R-4A, CUP, NUP, SH

Suburban II
R-3,R-3A,R-4, R-4A, R-5.R-5A,TR, MIX, NUP